



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

MEETING LOCATION Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes, CA 93546

**Special Meeting
September 28, 2018**

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 <http://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>.

1:00 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. Temporary Parking Prohibition and Road Closure on Portions of School Street in the Community of Bridgeport

Departments: Public Works

5 minutes

(Doug Wilson) - The Department of Public Works has received a request from the

Bridgeport Chamber of Commerce in conjunction with the Bridgeport Volunteer Fire Department to prohibit parking on School Street between State Highway 395 (Main Street) and Bryant Street and to close School Street to traffic between Kingsley and State Highway 395 (Main Street.) These restrictions on the streets are requested for the Bridgeport Autumn Festival between the hours of 10:00 am and 7:00 pm on September 29, 2018. The festival will include a car show, vendors, music and chili cook off.

Recommended Action: 1. Receive staff report regarding the Bridgeport Autumn Festival. 2. Consider and potentially adopt Resolution No. R18- , “A Resolution of the Mono County Board of Supervisors Authorizing Temporary Parking Restrictions and Road closure on portions of School Street in Bridgeport for the Bridgeport Autumn Festival. ” 3. Provide any desired direction to staff.

Fiscal Impact: \$500 or less from the Road Fund. Assistance with this event will result in fiscal impacts to the Road Fund, as personnel, equipment, and supplies from Road District 4/5 will be used to perform tasks prior to and following the Bridgeport Autumn Festival.

B. Amended Letter of Support for Hazardous Fuel Reduction by Mammoth Lakes Fire Safe Council

Departments: Board of Supervisors

5 minutes

On August 21, 2018, the Board approved a letter to the Sierra Nevada Conservancy to show its support of the Mammoth Community Water District (MCWD) seeking additional funding for the Lakes Basin Hazardous Fuels Reduction Project. At the request of MCWD, the letter has been amended, as the Mammoth Lakes Fire Safe Council will be applying for the additional funds now.

Recommended Action: Review and approve amended letter in support of hazardous fuels reduction project in Mammoth Lakes Basin to Sierra Nevada Conservancy.

Fiscal Impact: None.

C. Housing Toolbox Workshop

Departments: Community Development

3 hours

(Economic Planning Systems (EPS), Bentley Regehr, Wendy Sugimura, Megan Mahaffey) - Presentation by Economic Planning Systems (EPS) and the Community Development staff regarding strategies to address housing needs in Mono County.

Recommended Action: None (informational only). Provide any desired direction to staff.

Fiscal Impact: None.

D. Closed Session - Existing Litigation

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: *Mono County v. Los Angeles Department of Water and Power et al.* (Mono County Case No. CV180078)

ADJOURN



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	September 28, 2018	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	5 minutes	PERSONS APPEARING BEFORE THE BOARD	Doug Wilson
SUBJECT	Temporary Parking Prohibition and Road Closure on Portions of School Street in the Community of Bridgeport		

AGENDA DESCRIPTION:

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

The Department of Public Works has received a request from the Bridgeport Chamber of Commerce in conjunction with the Bridgeport Volunteer Fire Department to prohibit parking on School Street between State Highway 395 (Main Street) and Bryant Street and to close School Street to traffic between Kingsley and State Highway 395 (Main Street.) These restrictions on the streets are requested for the Bridgeport Autumn Festival between the hours of 10:00 am and 7:00 pm on September 29, 2018. The festival will include a car show, vendors, music and chili cook off.

RECOMMENDED ACTION:

1. Receive staff report regarding the Bridgeport Autumn Festival. 2. Consider and potentially adopt Resolution No. R18- , "A Resolution of the Mono County Board of Supervisors Authorizing Temporary Parking Restrictions and Road closure on portions of School Street in Bridgeport for the Bridgeport Autumn Festival." 3. Provide any desired direction to staff.

FISCAL IMPACT:

\$500 or less from the Road Fund. Assistance with this event will result in fiscal impacts to the Road Fund, as personnel, equipment, and supplies from Road District 4/5 will be used to perform tasks prior to and following the Bridgeport Autumn Festival.

CONTACT NAME: Doug Wilson

PHONE/EMAIL: / dwilson@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:

Click to download

[Staff Report](#)

[Resolution](#)

[Chamber of Commerce Application](#)

History

Time	Who	Approval
9/25/2018 2:37 PM	County Administrative Office	Yes
9/25/2018 11:06 AM	County Counsel	Yes
9/25/2018 1:08 PM	Finance	Yes



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

Date: September 28, 2018
To: Honorable Chair and Members of the Board of Supervisors
From: Doug Wilson, Interim Public Works Director
Subject: Temporary Parking Prohibition and Road Closure on Portions of School Street in the Community of Bridgeport

Recommended Action:

1. Receive staff report regarding the Bridgeport Autumn Festival.
2. Consider and potentially adopt Resolution No. R18-__, "A Resolution of the Mono County Board of Supervisors Authorizing the Temporary Parking Restrictions and Road closure on portions of School Street in Bridgeport for the Bridgeport Autumn Festival. "
3. Provide any desired direction to staff.

Fiscal Impact:

\$500 or less from the Road Fund. Assistance with this event will result in fiscal impacts to the Road Fund, as personnel, equipment, and supplies from Road District 4/5 will be used to perform tasks prior to and following the Bridgeport Autumn Festival.

Discussion:

The Department of Public Works has received a request from the Bridgeport Chamber of Commerce in conjunction with the Bridgeport Volunteer Fire Department to prohibit parking on School Street between State Highway 395 (Main Street) and Bryant Street and to close School Street to traffic between Kingsley and State Highway 395 (Main Street.) These restrictions on the streets are requested for the Bridgeport Autumn Festival between the hours of 10:00 am and 7:00 pm on September 29, 2018. The festival will include a car show, vendors, music and chili cook off.

A draft resolution, attached with this report as Exhibit 1, has been prepared should the Board choose to approve the requested intermittent road closures. The resolution satisfies requirements specified in Section 982 of the Streets and Highways Code for such an action.

This event is expected to require the Road District 4/5 personnel to assist with gathering and transporting the necessary signage to/from storage to the various locations.

If you have any questions regarding this item, please contact me at 760.932.5459. I may also be contacted by email at dwilson@mono.ca.gov.

Respectfully submitted,

Doug Wilson, Interim Public Works Director

Attachments: Exhibit 1 – Draft Resolution Authorizing Road Restrictions



RESOLUTION NO. R18-

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AUTHORIZING TEMPORARY PARKING RESTRICTIONS AND ROAD CLOSURE
ON PORTIONS OF SCHOOL STREET IN BRIDGEPORT FOR THE
BRIDGEPORT AUTUMN FESTIVAL**

WHEREAS, the Bridgeport Chamber of Commerce in cooperation with the Bridgeport Volunteer Fire Department has requested the temporary parking prohibition and road closure on portions of School Street in the community of Bridgeport; and,

WHEREAS, the Bridgeport Chamber of commerce has requested the restrictions on School Street for the Bridgeport Autumn Festival, including a car show, vendors, music and chili cook off; and,

WHEREAS, in conformance with Section 982 of the California Streets and Highways Code, the Board of Supervisors is authorized to temporarily close County roads and grant the use thereof to the managers of said functions; and,

WHEREAS, the Bridgeport Chamber of Commerce is also obtaining an encroachment permit for temporary parking restrictions on state Highway 395; and,

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1 **NOW, THEREFORE, BE IT RESOLVED** by the Mono County Board of Supervisors that parking be
2 prohibited on School Street between State Highway 395 (Main Street) and Bryant Street and that School
3 Street be closed to traffic between Kingsley Street and State Highway 395 (Main Street) between the hours
4 of 10:00 am and 7:00 pm on September 29, 2018.

5 **BE IT FURTHER RESOLVED** that the Mono County Board of Supervisors authorizes the Director of
6 the Department of Public Works to utilize County equipment and personnel to work with the Bridgeport
7 Chamber of Commerce and other officials to effectuate said restrictions.

8 **APPROVED AND ADOPTED** this 28th day of September 2018, by the following vote of the Board of
9 Supervisors, County of Mono:

- 10 **AYES:**
11 **NOES:**
12 **ABSENT:**
13 **ABSTAIN:**

14
15 _____
16 Bob Gardner, Chair
Mono County Board of Supervisors

17 ATTEST: _____ Approved as to Form:
18

19 _____
20 Clerk of the Board County Counsel

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COUNTY OF MONO

County Administrative Office
P.O. BOX 696, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5410 • FAX (760) 932-5411

SPECIAL EVENT APPLICATION

The following application is intended for all types Special Events.
Special Events Are Regulated By Mono County Code Chapter 5.50.
Completed applications must be submitted for approval between 120 and 30 days prior to event.
Please submit completed application to the Mono County Administrative Office.

EVENT ORGANIZER/APPLICANT Bridgeport Chamber of Commerce
ADDRESS PO Box 68 **CITY/STATE/ZIP** Bridgeport, CA 93517
PHONE 310-809-4003 **FAX** n/a **E-MAIL** misti.sullivan@yahoo.com

NATURE OF EVENT (please provide a full description and continue on a separate page if necessary)
Autumn Festival, Car show, food vendors,
MUSIC

DATE OF EVENT 9/29 **HOURS OF EVENT** 10 a.m./p.m. to 7 a.m./p.m.

NUMBER OF ATTENDEES EXPECTED 150

RISK/RELEASE OF LIABILITY FORM: Signed by applicant, attached to application

ALCOHOL PRESENT ON PREMISES?

(If applicable please provide a certificate naming the County as an additional insured)

PROFITABLE EVENT **NONPROFIT EVENT** (proof of tax-exempt status may be requested)

COMMUNITY CENTER RESERVED: Antelope Valley Benton Bridgeport Chalfant Valley

Crowley Lake June Lake Lee Vining Other site: _____

NOTE: Mono County park facilities cannot be reserved; facilities will be open to the public

Mono County Court House

WILL YOU BE ERECTING/INSTALLING TEMPORARY STRUCTURES? Yes No

(May be subject to building codes and additional time for review)

COUNTY PERSONNEL/EQUIPMENT REQUESTED _____
Stage, seating
cones to block parking

PUBLIC EVENT OR **PRIVATE EVENT**

If your event is private you have completed the application. If your event is public, please continue

OTHER OPERATORS/PROMOTERS

NAME Bridgeport Volunteer Fire Dept
ADDRESS _____ **CITY/STATE/ZIP** _____
NAME _____
ADDRESS _____ **CITY/STATE/ZIP** _____

VENDORS *Use additional sheets if necessary.* To Be Confirmed

NAME _____
ADDRESS _____ **CITY/STATE/ZIP** _____
NAME _____
ADDRESS _____ **CITY/STATE/ZIP** _____
NAME _____
ADDRESS _____ **CITY/STATE/ZIP** _____

RESTROOMS: On-site fixed facilities Portable, how many? 5
DRINKING WATER: On-site fountain On-site sink Bottled water Other _____

MEDICAL AID: Type _____ Location _____

SECURITY MEASURES: Portable fencing Extra lighting Sheriff Other 3 of us

ELECTRICITY: No Yes, provided by _____, paid by _____

LIVE MUSIC: Type Rock Music Number of musicians 4

Concert/dance Amplified from 11 a.m./p.m. to 4 a.m./p.m. (generally no later than 10 pm)

CLEANUP PLAN: Personnel provided by self Finish time 8pm

ADDITIONAL CONTAINERS: Dumpsters, trash bags, etc. supplied by Twin Lakes Resort

[continued on next page]

ATTACHMENTS

(Please attach all of the following that apply to your event)

SCHEDULE OF EVENTS (include items and times)

SITE PLAN (required for events anticipating more than 200 attendees)

Site plan may be hand drawn, not necessarily to exact scale, to show the following:

- Event site location
- Stage/entertainment areas
- Food booths
- Game booths
- Sales booths
- Parking areas
- Restroom facilities
- Street closures
- Dumpsters/trash cans

MAPS OR ROUTES (i.e., bicycle race/tour, 5K-10K runs or other event maps)

PERMITS/LICENSES:

- Encroachment Permit (Caltrans/Public Works) *Pending*
- Road Closure (Caltrans/Public Works/ BOS Resolution)
- Temporary Food Permit (Environmental Health)
- Business License (Finance Department)
- Alcoholic Beverage License (from Alcoholic Beverage Control)
- Other:

**ASSUMPTION OF RISK AND RELEASE OF LIABILITY
FOR USE OF MONO COUNTY FACILITY, EQUIPMENT,
PROPERTY, AND/OR SERVICES**

WHEREAS, the undersigned, [Signature] (hereinafter "Permittee"), desires to use the following facility, equipment, property, and/or services owned, operated, controlled, or provided by the County of Mono, a political subdivision of the State of California ("the County") for the following purpose(s): Autumn Festival
on the following date(s) or time(s): 9/29/18

WHEREAS, the County is willing to permit such use of the aforementioned County facility, equipment, property, and/or services in exchange for the Permittee's execution of this release of liability:

NOW, THEREFORE, as a material inducement for County to hereby grant Permittee permission to use a County facility, equipment, property, and/or services, Permittee hereby assumes all risk, holds harmless, irrevocably and unconditionally releases, and agrees to indemnify and defend, the County and its successors, predecessors, assigns, officers, employees, agents, representative, attorneys, and affiliated entities, and all persons acting by, through, under or in concert with them, with respect to any and all liability, lawsuits, and/or claims for damages or injuries to persons or property (including but not limited to theft or loss of, or damage to, Permittee's personal property) as a result of or in any way connected with Permittee's presence on, or use of, the County facility, equipment, property, and/or services for which permission is hereby granted and/or as a result of the presence on, or use of, that facility, equipment, property and/or services by Permittee's agents or by any persons invited or allowed into the facility, equipment, property, and/or services by Permittee. **Through this release, Permittee waives all rights given by Section 1542 of the California Civil Code which reads as follows: "As a general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known to him must have materially affected his settlement."**

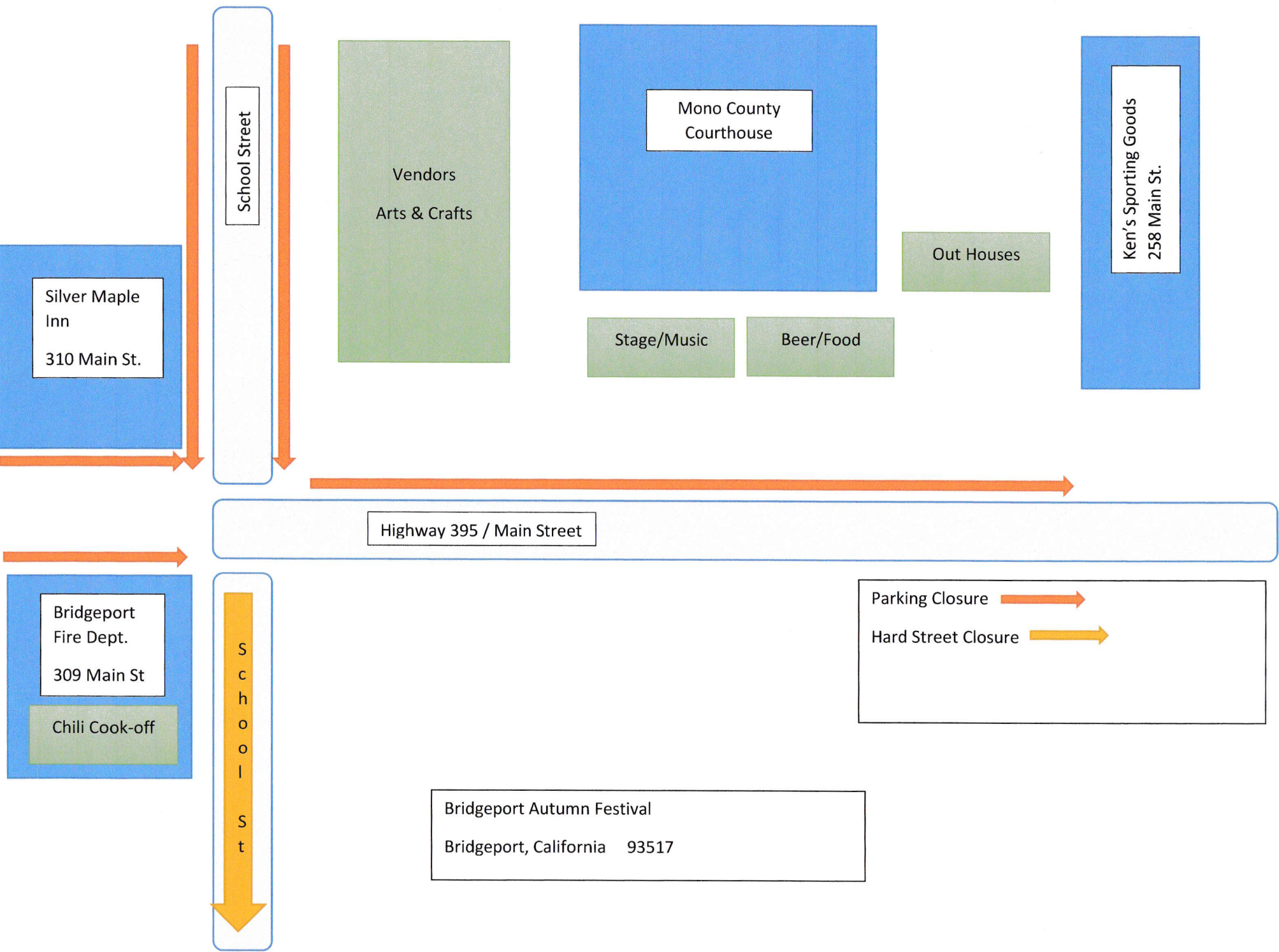
PERMITTEE HEREBY ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE FOREGOING, AND HAVING HAD OR **EXPRESSLY WAIVING** THE RIGHT TO HAVE HIS OR HER OWN ATTORNEY REVIEW AND ASSIST IN THE PREPARATION OF THIS DOCUMENT BEFORE SIGNING IT.

MONO COUNTY:

By: [Signature]
Risk Manager
P.O. Box 696
Bridgeport, CA 93517
(760)932-5410 Fax: (760)932-5411

PERMITTEE:

By: [Signature]
Print: Misti Sullivan
Company: Chamber VP
Date: 9/16/18



Silver Maple Inn
310 Main St.

School Street

Vendors
Arts & Crafts

Mono County
Courthouse

Stage/Music

Beer/Food

Out Houses

Ken's Sporting Goods
258 Main St.

Highway 395 / Main Street

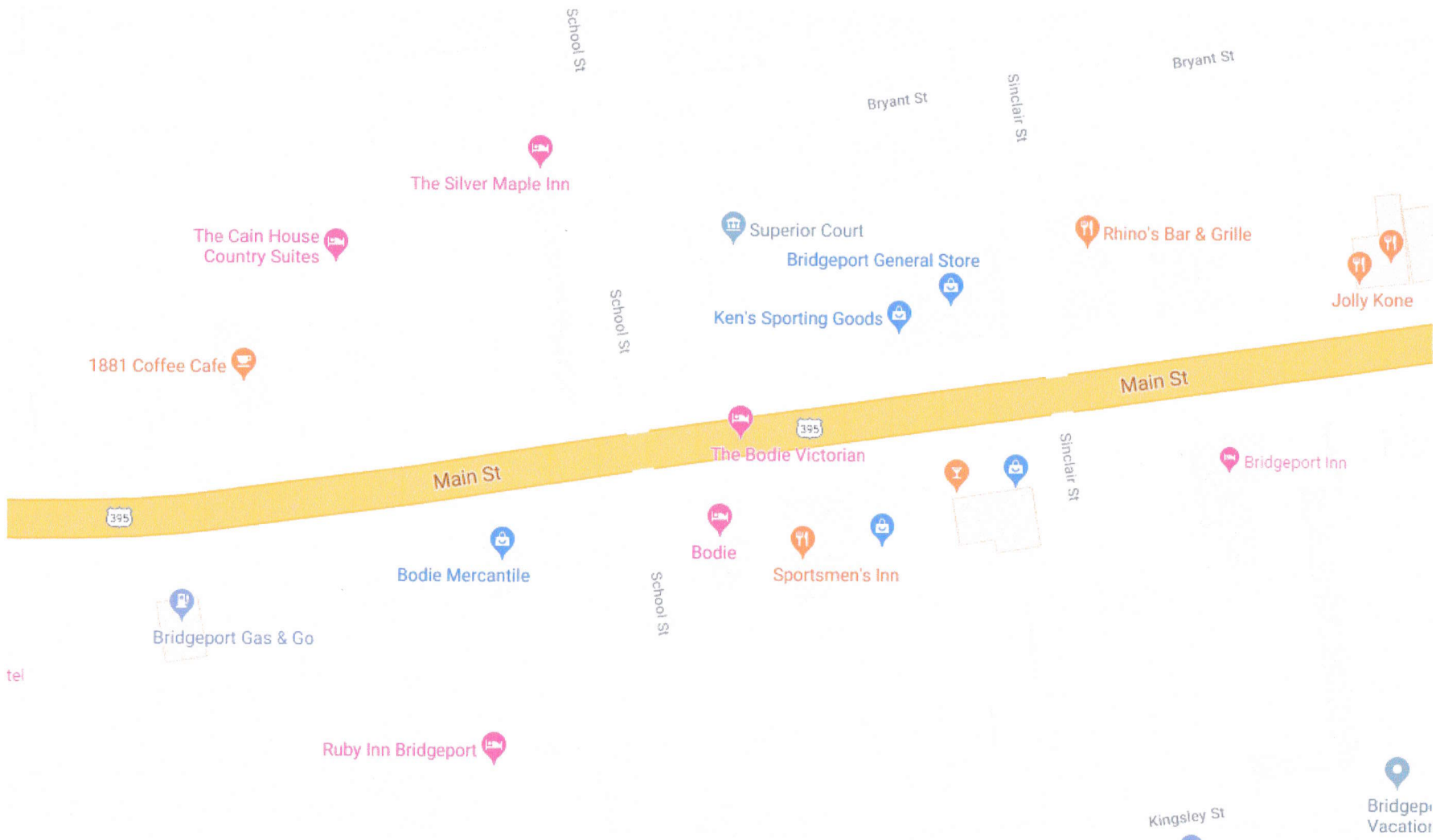
Bridgeport
Fire Dept.
309 Main St
Chili Cook-off

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Parking Closure →
Hard Street Closure →

Bridgeport Autumn Festival
Bridgeport, California 93517



Bridgeport Autumn Festival
Bridgeport, California 93517



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	September 28, 2018	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	5 minutes	PERSONS APPEARING BEFORE THE BOARD	
SUBJECT	Amended Letter of Support for Hazardous Fuel Reduction by Mammoth Lakes Fire Safe Council		

AGENDA DESCRIPTION:

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

On August 21, 2018, the Board approved a letter to the Sierra Nevada Conservancy to show its support of the Mammoth Community Water District (MCWD) seeking additional funding for the Lakes Basin Hazardous Fuels Reduction Project. At the request of MCWD, the letter has been amended, as the Mammoth Lakes Fire Safe Council will be applying for the additional funds now.

RECOMMENDED ACTION:

Review and approve amended letter in support of hazardous fuels reduction project in Mammoth Lakes Basin to Sierra Nevada Conservancy.

FISCAL IMPACT:

None.

CONTACT NAME: Scheereen Dedman

PHONE/EMAIL: x5538 /

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:

Click to download

[Amended Letter](#)

History

Time	Who	Approval
9/25/2018 2:39 PM	County Administrative Office	Yes
9/25/2018 11:01 AM	County Counsel	Yes
9/25/2018 1:08 PM	Finance	Yes



Jennifer Halferty ~ District One Fred Stump ~ District Two Bob Gardner ~ District Three
John Peters ~ District Four Stacy Corless ~ District Five

BOARD OF SUPERVISORS COUNTY OF MONO

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5533 • FAX (760) 932-5531
Shannon Kendall, Clerk of the Board

September 28, 2018

Sierra Nevada Conservancy
351 Pacu Lane, Suite 200
Bishop, CA 93514

To Whom It May Concern:

The Board of Supervisors of the County of Mono is in support of the Mammoth Fire Safe Council and their combined efforts with the Mammoth Community Water District to reduce hazardous fuels in the Mammoth Lakes Basin area.

It is our understanding that the goal of this project is to reduce the likelihood of adverse wildfire impacts to recreation residences, resorts, and other developments, and to improve public and firefighter safety in the event of a wildfire. This project is focused on 661 acres and will reduce potential fire severity and provide defensible space around recreation sites, structures, and along primary roads, and at Mammoth Pass.

Mono County supports the Mammoth Lakes Fire Safe Council's seeking funds to limit the threat of wildfires from moving into the urban interface, and to provide defensible space and fuel breaks that will minimize the secondary and long-lasting damage to the watershed, property, and forest lands in and around the Lakes Basin.

We thank you for considering this project.

Sincerely,

Bob Gardner, Chair
Mono County Board of Supervisors



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	September 28, 2018	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	3 hours	PERSONS APPEARING BEFORE THE BOARD	Economic Planning Systems (EPS), Bentley Regehr, Wendy Sugimura, Megan Mahaffey
SUBJECT	Housing Toolbox Workshop		

AGENDA DESCRIPTION:

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

Presentation by Economic Planning Systems (EPS) and the Community Development staff regarding strategies to address housing needs in Mono County.

RECOMMENDED ACTION:

None (informational only). Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Bentley Regehr

PHONE/EMAIL: 760.924.4602 / bregehr@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:

Click to download
Staff report for Housing Workshop
PowerPoint Presentation_Housing Toolbox
Housing Toolbox and Action Plan
Housing Toolbox Programs Matrix

History

Time	Who	Approval
9/25/2018 2:33 PM	County Administrative Office	Yes
9/25/2018 11:04 AM	County Counsel	Yes
9/25/2018 1:07 PM	Finance	Yes

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

September 28, 2018

TO: Honorable Board of Supervisors

FROM: Bentley Regehr – Planning Analyst
Megan Mahaffey – Accountant
Wendy Sugimura – Director

RE: Housing Toolbox Workshop

RECOMMENDATION

Evaluate overall housing goals and strategies, and prioritize potential housing programs presented in the Housing Toolbox Matrix.

FISCAL IMPACT

Minimum impact.

BACKGROUND

In the spring of 2018, a toolbox consisting of strategies to address housing challenges was established and vetted through extensive community outreach. A summary of the toolbox strategies and associated community feedback was presented to the Mono County Board of Supervisors on June 19, 2018. Community Development staff then worked with Economic & Planning Systems (EPS) to organize the toolbox strategies into a matrix that begins to integrate broad housing goals and strategies into potential programs and actions. A draft of the housing matrix was presented to the Planning Commission on August 16, 2018. A more refined toolbox similar to the one contained in this packet was presented as a workshop to the Planning Commission on September 20, 2018.

DISCUSSION

The intent of this workshop is to receive input from the Board of Supervisors on the following:

1. Overall goals and programs: Consider the general goals and programs contained in the Mono County Housing Toolbox Programs report and evaluate whether they create a sufficient framework for addressing housing needs.
2. Implementation actions: Consider the implementation actions and whether any are missing, should be eliminated, or should be modified, and prioritize to the extent possible. To assist with prioritization, the implementation actions have been separated into four categories: 1) Current staffing, correlating to work that can be addressed within current staff workflow, 2) Additional staffing, implicating work that would require additional staff resources to accommodate, 3) Funding, indicating new dollars must be

committed, 4) Partnership, suggesting Mono County does not have authority or jurisdiction to accomplish the program alone, and 5) Outside County purview, meaning the program does not typically fit within existing County departments or staff work.

The Board is encouraged to come with ideas for prioritization of programs contained within or outside the provided matrix, and to ask for clarification on items where needed.

ATTACHMENTS

- Powerpoint Presentation
- Mono County Housing Toolbox Programs report
- Housing Toolbox Programs matrix

MONO COUNTY HOUSING TOOLBOX PROGRAMS AND FUNDING OPTIONS

Mono County Board of Supervisors

Workshop

September 28, 2018



Economic & Planning Systems, Inc.
The Economics of Land Use

One Kaiser Plaza, Suite 1410 • Oakland, CA 94612
510.841.9190 • www.epsys.com

ABOUT ECONOMIC & PLANNING SYSTEMS

EXPERTISE



REAL ESTATE ECONOMICS



PUBLIC FINANCE



LAND USE &
TRANSPORTATION



ECONOMIC DEVELOPMENT
& REVITALIZATION



FISCAL & ECONOMIC
IMPACT ANALYSIS



HOUSING POLICY



PUBLIC-PRIVATE
PARTNERSHIP (P3)



PARKS & OPEN SPACE
ECONOMICS

HOUSING WORKSHOP

AGENDA

- § Goals and Programs
- § Implementation Actions
- § Potential Funding Mix
- § Next Steps

IS THERE A PROBLEM?

1. **BBC Research & Consulting** found that after years of stagnant growth, the County's population is growing.
 - Much of the overall growth occurred in the Town, but a housing shortage in the Town is shifting demand to the unincorporated County.
 - Much of the recent housing growth is driven by second homes and vacation rentals.
 - Census data indicates just 35% of housing units are occupied by year-round residents. Share is declining.
 - Limited new development is not meeting community demand and is putting upward pressure on prices.
 - County has very little housing to absorb future job growth and needs of families.

HOUSING TOOLBOX GOALS

1. Increase overall housing supply, consistent with the County's rural character.
2. Increase supply of community housing.
3. Retain existing community housing.

For each **goal**, there are specific **programs**, and for each program, there are **implementation actions**.

Today we are seeking your feedback at the **program level**.

GOAL #1: INCREASE OVERALL HOUSING SUPPLY,
CONSISTENT WITH COUNTY'S RURAL
CHARACTER



INCREASE OVERALL HOUSING SUPPLY

1 A. DEVELOPMENT READINESS

§ Refers to identifying “opportunity sites,” parcels, or groups of parcels, with good physical, regulatory, and market potential for residential development. This program identifies specific policies, regulatory changes, or public investments that would improve development readiness.

- Update opportunity site database
- Regulatory changes that improve housing production potential
- Reduce barriers to second dwelling unit construction
- Reduce barriers to “tiny home” construction

INCREASE OVERALL HOUSING SUPPLY

1 B. PROJECT REVIEW AND APPROVAL STREAMLINING

- § Housing development often faces political and procedural challenges. These hurdles can increase development costs and increase risk by reducing the certainty that a developer investing in extensive pre-development efforts will receive approvals for a feasible project.
- Identify additional opportunities for by-right review and approval
 - Allocate additional resources to bolster staff capacity to review applications
 - Identify future opportunities for CEQA streamlining

INCREASE OVERALL HOUSING SUPPLY

1 C: PROACTIVE INVESTMENT

- § The development of housing involves numerous categories of investment, including land acquisition, entitlement, and the construction of buildings and infrastructure. Sometimes the public sector has resources that can be directed toward these costs, thus reducing costs for the housing developer.
- Evaluate if off-site infrastructure investment can improve development readiness
 - Identify opportunities for land-banking
 - Evaluate feasibility/value of creating a housing land trust

INCREASE OVERALL HOUSING SUPPLY

SUMMARY

- § 1 a. Development Readiness
- § 1 b. Project Review and Streamlining
- § 1 c. Proactive Investment

GOAL #2: INCREASE SUPPLY OF COMMUNITY HOUSING



INCREASE SUPPLY OF COMMUNITY HOUSING

2A. INCLUSIONARY HOUSING

- § Local jurisdictions often adopt inclusionary zoning ordinances that require new residential developments to provide a certain proportion of units at below-market-rate rents or prices.
 - Reinststate HMO, including inclusionary requirements, along with an in-lieu fee
 - NOTE: technical work is complete

INCREASE SUPPLY OF COMMUNITY HOUSING

2B. ACQUISITIONS

- § This program would purchase market rate units, refurbish as needed, place affordability deed restrictions on the property and then sell at below-market-rate prices.
 - Purchase housing units at market rate, deed restrict, and then sell.

INCREASE SUPPLY OF COMMUNITY HOUSING

2C. PUBLIC LAND OFFERING

- § The use of public land presents key opportunities that are not typically available with private land, such as:
1. The ability to defer land acquisition costs until the project is entitled
 2. The possibility of receiving a discounted land price to reflect the public benefit of the project
 3. The chance to leverage the public land contribution or discount as a “local match” for competitive funding programs
 4. An opportunity to require, through the purchase and sale agreement, inclusion of affordable housing units, beyond the local HMO or State Law requirements (AB 2135 and AB 2125)
- Establish policy regarding future public land disposition
 - Prepare for disposition and development by reviewing current use and long-term needs for publicly-owned parcels

INCREASE SUPPLY OF COMMUNITY HOUSING

2D. FINANCIAL AND REGULATORY INCENTIVES

- § This program would establish a set of financial and regulatory incentives to offer market rate developers to include affordable housing in their housing projects. Financial and regulatory incentives need to acknowledge that most residential development applications in the County are for smaller projects (i.e., four units or less).
- Allow waivers or discounts of planning or development impact fees for affordable projects/units
 - Identify zoning requirements for which more flexible approaches could incentivize more on-site affordable units
 - Create density bonus beyond State maximum
 - Establish a tax deferral program for affordable units (property tax)

INCREASE SUPPLY OF COMMUNITY HOUSING

2E. PARTNERSHIPS

§ Residents of Mono County are served by a number of local government agencies, each of which has an interest (even if indirect) in housing and, in many cases, has resources available that can help address the housing supply problem. A new level of interagency and public–private cooperation is needed to leverage the respective resources and capabilities of these organizations toward a common objective: increasing housing supply for County residents.

- Pursue partnerships with other agencies in the County, such as TOML
- Investigate potential for landlord partnerships
- Investigate potential for developer partnerships
- Partner with other agencies and employers to ensure that new employee housing qualifies toward meeting the County’s RHNA targets

INCREASE SUPPLY OF COMMUNITY HOUSING

SUMMARY

- § 2a. Inclusionary Housing
- § 2b. Acquisitions
- § 2c. Public Land Offering
- § 2d. Financial and Regulatory Incentives
- § 2e. Partnerships

GOAL #3: RETAIN EXISTING COMMUNITY HOUSING



RETAIN EXISTING COMMUNITY HOUSING

3A. REHABILITATION LOANS AND GRANTS

- § Owners/landlords of affordable housing developments and/or units may not be able to afford or justify significant capital investment in property upkeep. Grants or loans offered with favorable terms may help with these expenses, helping to retain safe, affordable housing units in the County.
- Bolster rehabilitation loan and grant program, in collaboration with TOML
 - Consider programs that may improve housing stock quality

RETAIN EXISTING COMMUNITY HOUSING

3B. SHORT-TERM RENTAL POLICIES

§ There is a significant supply of second homes/vacation homes in the County that sit vacant for much of the year, reducing the supply of housing available to the County's full-time residents and workforce, thus distorting the housing market.

- Conduct a study to evaluate the impact of short-term rentals in the County
- Explore how to incentivize property owners to convert short-term rentals into long-term rentals
- Consider further enhancing policy and enforcement
- Educate realtors about the short-term rental approval process

RETAIN EXISTING COMMUNITY HOUSING

3C. ACQUISITIONS

- § Investments that purchase or extend existing affordability contracts may provide a cost-effective way to secure and sustain the County's price-regulated housing. The Mono County Revolving Loan Fund allows the County to purchase deed restricted units within TOML for the purpose of preserving low-/moderate-income and workforce households. Purchased units are marketed for sale at below-market-rate prices.
- Identify opportunities to purchase and re-sell deed restricted units
 - Identify opportunities to bolster the County's Revolving Loan Fund

RETAIN EXISTING COMMUNITY HOUSING

SUMMARY

- § 3a. Rehabilitation Loans and Grants
- § 3b. Short Term Rental Policies
- § 3c. Acquisitions



PRIORITIZING ACTIONS

PLANNING COMMISSION FEEDBACK

PRIORITIES

- § Locate land: private parcel inventory, County-owned land, consider land outside current communities, land trades with public agencies, land acquisition
- § Find a way to build on that land: spread the word, partnerships
 - Small lot developments, e.g. tract homes, apartments
 - Mobile home / tiny home parks
 - Create options (rent and buy, location, housing type), more middle-class housing
- § Engage employers on supply side (provide own housing) and wages (increase wages to close affordability gap)
 - County is one of those employers...
 - Wages: Increase minimum wage
- § Possibly reinstate HMO
 - The suspension did not seem to incentivize new development

PLANNING COMMISSION FEEDBACK

GENERAL DISCUSSION

- § Questioned whether ADUs meet housing need, or if small-lot development would be better
- § Discussed need for participation by the private market to build units
- § Not certain if past inclusionary housing requirements have delivered results
- § Where appropriate, increase density and serve multiple communities with one location
- § Renovation of housing stock
- § Not sure short-term rentals need further consideration at this time – highly regulated, fairly low number, applicants to date don't seem inclined to rent long term
- § Incentives for developers

OVERVIEW OF POTENTIAL FUNDING OPTIONS

DEVELOPMENT-BASED FUNDING

- § Inclusionary Housing In-Lieu Fees (HMO)
- § Commercial Linkage Fees (HMO)
- § Private Activity Bonds (CDCDA)

DEDICATED FUNDING

- § Sales Tax Add-on
- § Transient Occupancy Tax increase
- § Property Tax Increment (e.g., EIFD)
- § General Obligation Bonds
- § Revolving Loan Fund – Deed Restricted units
- § Public Land Disposition

GRANT FUNDING

- § Community Development Block Grant (CDBG) & HOME
- § US Department of Agriculture (USDA)
- § Prop 41 (Veterans' Housing Bonds)
- § SB 2 & SB 3



NEXT STEPS



NEXT STEPS

- § Summarize toolbox programs that are supported by BOS
- § Align preferred programs with funding opportunities
- § Solicit Board feedback on funding options
- § If directed, amend HMO

The Economics of Land Use



Draft Report

Mono County Housing Toolbox Programs and Funding Options

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1. INTRODUCTION

This report describes the County's Housing Toolbox Programs and Funding Options; it has been prepared to address the County's ongoing unmet housing needs, complement the County's Housing Element, and accompany the summary matrix. At a time of increasing housing demand, and in recognition that an active housing market is a key component of economic development in the County, it is worth noting that housing production has remained at historically low levels. Mono County leaders and decision makers recognize that without a concerted effort and reforms of its planning, regulatory, infrastructure programming, and financing efforts, it will be unable to meet the County's housing needs or achieve the County's economic development potential. Achieving safe and secure housing for all Mono County residents will confer social, fiscal, environmental, and economic benefits to the County, including the following:

- Expanded and improved housing stock for existing and future residents of the County at all household income levels.
- Expanded development-based funding revenues that support needed infrastructure and community facility improvements.
- Increased County revenues used to support and expand County services.
- Local business expansion and related increases in local employment and household income.
- Retention of existing businesses and attraction of new businesses as local labor force improves and expands.

Housing Action Plan Goals

The Housing Action Plan is organized by three primary goals, each of which is supported by a number of specific programs. Each program, in turn, is described in some detail, along with program implementation actions.

1. Increase overall supply of housing, consistent with the County's rural character.
2. Increase supply of community housing.
3. Retain, to the greatest extent possible, existing community housing units.

Following the discussion of the Housing Action Plan Goals, this report will discuss a range of funding options that may be available and which could be used to support the County's housing goals.

2. HOUSING ACTION PLAN GOALS AND PROGRAMS

Goal #1: Increase Overall Supply of Housing

Program #1a: Development Readiness

Development readiness refers to identifying “opportunity sites,” parcels, or groups of parcels, with good physical, regulatory, and market potential for residential development. Agencies can take steps to enhance project readiness and feasibility through their development regulations. In addition, this program identifies specific policies, regulatory changes, or public investments that would improve development readiness. While such options may not always be appropriate given the context of a specific development, the flexibility to diverge from standard development regulations can significantly enhance project revenues and/or save costs. Trade-offs between certainty (risk reduction due to clear regulations) and flexibility (potential cost savings or value enhancements through discretionary options) should be weighed when considering policies to adjust the design and programming parameters for affordable housing projects.

Program Implementation Actions

- 1) Update the County’s housing opportunity site identification and assessment database. The database would include an inventory of County-owned property as well as underdeveloped private property that is appropriate for higher density residential development. All sites would be evaluated based on size, location, transportation access, and infrastructure availability to identify sites most ready and appropriate for development. Potential capacity for infill projects should be noted.
- 2) Consider and initiate revisions to zoning and land use development standards that improve housing production potential on opportunity sites. Aligning zoning standards so that regulations are consistent with the intention of increasing housing potential is an important step in assuring development readiness. Zoning regulations should impart, to the extent possible, “use-by-right” (i.e., a limitation on the need for further discretionary review such as conditional use permits that add uncertainty and time to the approval process). To retain Mono County’s rural character, multifamily residential development standards would need to be very clear to avoid negatively impacting existing neighborhoods.
- 3) Reduce barriers to constructing second dwelling units, or accessory dwelling units (ADUs), consistent with State law and by providing “off-the-shelf” design standards for use by interested property owners. The addition of small units on single-family lots, either as a new, separate unit or a new unit developed through internal remodeling/conversion, is an option which would provide rental units at market rents which might be affordable to moderate, and possibly low, income households. This would promote construction of housing units that may cost less because they are small and efficiently designed and thus cost less to build.

As part of the California 2017 Housing Package, AB 494 and SB 229 provide clarification and promote the development of ADUs. Both bills state that ADUs may be rented separate from the primary residence, but not sold separately. AB 494 states that, within local ordinances, no setback shall be required for an existing garage that is converted to

an ADU. Furthermore, parking requirements for the ADU may not exceed one parking space per unit or bedroom (whichever is less). Lastly, AB 949 bill defines studios, pool houses, or similar structures as ADUs. SB 229 provides that an ADU may be on a lot zoned for a proposed (i.e., built concurrently) or existing single family dwelling, and clarifies that the total area of floorspace shall not exceed 50 percent of the of the proposed/existing primary dwelling area or 1,200 square feet. The bill also prohibits ADUs from being considered a new residential use for the purpose of calculating water and sewer service fees, now with applicability to special districts and water corporations. <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>

- 4) Define “tiny homes” and reduce barriers for tiny homes in a manner that is consistent with neighborhood character. This may include reducing minimum size requirements, for example. However, there are challenges associated with permitting “tiny homes” under the California Building Code so that health and safety standards for residential structures are met and while not inadvertently permitting recreational vehicles as ADUs. As with #3 above, this would promote construction of housing units that may cost less because they are small and efficiently designed and thus cost less to build.

Program #1b: Project Review and Approval Streamlining

Agencies can take steps to reduce development costs and risks by streamlining the approval process. Housing development often faces numerous political and procedural challenges, ranging from concerns about environmental impacts to the lengthy and uncertain approval process. These challenges increase development costs due to extra analysis and outreach requirements and increase risk by reducing the certainty that a developer investing in extensive pre-development efforts (including site acquisition) will receive approvals for a feasible project. These costs and risks can be reduced through public sector efforts such as establishing ministerial permitting or “by-right” zoning for projects meeting objective standards defined by the local jurisdiction, providing program-level environmental clearance, waiving or deferring certain impact fees, and making public investments in required infrastructure.

Program Implementation Actions

- 1) Evaluate the County’s project review process and determine if there are additional opportunities for housing developments that are consistent with County zoning to be processed as by-right or “Director Review” applications.
- 2) Continue to allocate money from the General Fund to CDD/PW/Env Health departments to conduct planning, building, and engineering review of development applications in a timely manner. Because current building and permitting fees do not fully cover staff time, additional resources may be needed to support timely review.
- 3) Identify future opportunities for CEQA streamlining, when possible, including completing studies to meet streamlining provisions and tracking changes in state legislation that provide new opportunities.

Program #1c: Proactive Investment

The development of housing involves numerous categories of investment, including land acquisition, entitlement, and the construction of buildings and infrastructure. Sometimes the

public sector has resources that can be directed toward these costs, thus reducing the cost for the housing developer.

Many prospective housing developments face challenges associated with site conditions and/or infrastructure beyond their own on-site needs, (e.g., deficiencies in roadways and transit services, water/wastewater, parks, school capacity, and other critical infrastructure). These deficiencies make it challenging to provide adequate service to existing residents, let alone accommodate still more housing.

Program Implementation Actions

- 1) Review opportunity sites and evaluate if environmental clearance and/or off-site infrastructure investment can improve the readiness and feasibility of new housing development.
- 2) Determine if there are strategically located parcels of land that can be purchased and “banked” for eventual disposition to housing developers.
- 3) Evaluate the feasibility and value of creating a housing land trust. A housing land trust could be a public or private, non-profit organization that acquires/owns real estate in order to provide benefits to its local community - and in particular to make land and housing available to residents who cannot otherwise afford them. As an example, the mission of the [Sonoma County Housing Land Trust](#) is to provide home ownership opportunities to low- and moderate-income families in Sonoma County while ensuring permanent housing affordability through the use of a land trust model. In Sonoma County, this means that the trust owns real estate in order to complete these goals, and the land beneath the home is leased to the homeowner for 99 years. If the house is to be resold, it must be made available at an affordable price. Keeping the land separate from the property enables a home to be sold at a below-market rate price.

Goal #2: Increase Supply of Community Housing

Program #2a: Inclusionary Housing

Local jurisdictions often adopt inclusionary zoning ordinances that require new residential developments to provide a certain proportion of units at below-market-rate prices. Based on the findings of the *Palmer* case in Los Angeles, most jurisdictions in recent years only applied these inclusionary zoning requirements to *for-sale* housing developments. The right of a jurisdiction to impose such inclusionary requirements on new *for-sale* development has been affirmed by the California Supreme Court in a case from San Jose. Furthermore, as of September 2017, AB 1505 affirms that jurisdictions *can* impose inclusionary requirements on new rental developments without violating other limitations on rent control.

Jurisdictions can strategically direct in-lieu fee proceeds toward affordable housing development and preservation programs. Most jurisdictions with inclusionary programs typically review and refine the inclusionary requirements and related fees from time to time, to reflect evolving local housing needs as well as evolving development economics (especially construction costs). Of course, there are limits on the extent to which new housing developments can provide affordable units and remain financially feasible, and care should be taken to craft inclusionary policies and

in-lieu fee schedules that balance feasibility limits and thus do not dampen construction of market-rate housing.

Program Implementation Actions

- 1) Reinstate the Housing Mitigation Ordinance, including inclusionary requirements, along with an in-lieu fee schedule, for both ownership and rental market-rate housing developments. Include a provision for annual updates, indexed to a regional construction cost index. Update the HMO as needed.

Program #2b: Acquisitions

This program would purchase market rate units, refurbish as needed, place affordability deed restrictions on the property, and then sell or lease at below-market-rate prices. A program like this could potentially be funded through the County Revolving Loan Fund and administered by Mammoth Lakes Housing, or a similar organization.

Program Implementation Actions

- 1) Purchase housing units at market rate, deed restrict, and then sell or lease. Could be administered through the County's Revolving Loan Fund. This program could include exploring the willingness of rental property owners currently not under a regulatory agreement to enter into a contract in exchange for payment of the market rate/affordable rent differential with household income restricted to 80 percent area median income.

Program #2c: Public Land Offering

The County (and the Federal government) owns substantial land within the County, some of which may not be needed to serve a direct public purpose. The use of public land presents key opportunities that are not typically available on private land, such as the ability to defer land acquisition costs until the project is entitled, the possibility of acquiring the land at an appraised value that may be below market rate, and the chance to leverage the public land contribution or discount as a "local match" for competitive funding programs. This Program would involve the County potentially improving and disposing of select sites for housing production purposes. In addition, disposition of public land offers an opportunity to require, through the purchase and sale agreement, inclusion of affordable housing units, beyond the local HMO or State Law requirements (AB 2135 and AB 2125).

Program Implementation Actions

- 1) Establish a policy outlining the County's expectations and requirements regarding future public land disposition, including the provision of affordable housing consistent with State Law. AB 2135 (Surplus Land Act) requires agencies seeking to develop "surplus property" to give first priority to developers of low or moderate-income housing (or parks or schools, but not market-rate development), and allows the agency to offer the land at lower than its appraised market value to enhance the feasibility for such development. If terms cannot be reached with an affordable housing developer within 90 days, agencies are allowed to offer the land to other developers, but those developers are still required to provide at least 15 percent of units at affordable prices (AB 2125). In this way, agencies are already required by law to provide affordable housing on most "surplus properties."

- 2) Beyond this statewide requirement, the County and other public agencies can prepare for disposition and development by reviewing the current use and long-term needs for publicly-owned parcels, creating policy-level flexibility to offer land for either fee simple sale or long-term ground lease, and offering such land at prices below market-rate appraisal value to the extent that such discounts are required for affordable housing and can be recognized as a local match for other available subsidy programs. It is important to note that the County has no jurisdiction over how other public agencies manage their lands. The key opportunity here is that publicly-owned properties can be offered to developers with a range of specific conditions, most importantly, the requirement that a portion of the housing units be contractually price-restricted for lower-income households. Note that land offered by the County for disposition for housing development is subject to a minimum of 25 percent housing available to lower income families, as required by State law.

Program #2d: Financial and Regulatory Incentives

This program would establish a set of financial and regulatory incentives to offer market rate developers to include affordable housing in their housing projects. Incentives and concessions are defined as a reduction in site development standards or a modification of zoning code requirements. Financial and regulatory incentives need to acknowledge that most residential development applications in the County are for smaller projects (i.e., four units or less).

Program Implementation Actions

- 1) Allow waivers or discounts of planning review or development impact fees for affordable projects and/or units.
- 2) Identify zoning requirements for which more flexible approaches could incentivize the provision of more on-site affordable units (e.g., setbacks, parking).
- 3) Create a density bonus beyond the State maximum. Density bonuses have good potential, based on the experience of other jurisdictions, to incentivize production of affordable housing units on-site. State Planning and Zoning Law requires that local jurisdictions allow an increase in residential density up to 35 percent above the applicable zoning district maximum, for projects providing affordable or senior housing units. A density bonus is generally expressed as a percentage. For instance, if the general plan and zoning allow 10 units, but the developer wants to build 12, the extra 2 units is a 20 percent density bonus. State law allows a maximum of 35 percent, which would allow an additional 3.5 units, rounded up to 4 units in this example.

Allowing more than a 35 percent increase in density is one of the possible provisions in a local ordinance. Other California jurisdictions have taken this approach. For instance, Sonoma County allows a bonus of up to 50 percent above the maximum density in return for greater affordability than required in state law or for on-site renewable energy systems generating at least 70 percent of the project's electrical energy demand or specified accessibility improvements. Sonoma County allows a 100 percent bonus for higher density land use designations providing 40 percent of the project to lower income households, with a specified maximum of 30 units per acre.

The City of Napa provides a maximum bonus of 100 percent and requires developers demonstrate that the project provides more affordable housing than required by the state law provisions or that the project incorporates amenities or public benefits that justify the increased density.

- 4) Establish a tax deferral program for affordable housing units.

Program #2e: Partnerships

Residents of Mono County are served by a number of local government agencies including the County, the Town of Mammoth Lakes, water districts, fire districts, the K-12 school districts, the Cerro Coso Community College system, and the Eastern Sierra Transit Authority. There are also a number of charitable entities, or (501(c)(3) organizations, which include most of the hospitals, and nonprofit organizations serving the County. Each of these entities has an interest (even if indirect) in housing and, in many cases, has resources available that can help address the housing supply problem. A new level of interagency and public-private cooperation is needed to leverage the respective resources and capabilities of these organizations toward a common objective: increasing housing supply for employees, students, and the public-at-large. There are opportunities for the County and the Town to collaborate, particularly to share administrative resources.

Program Implementation Actions

- 1) Pursue partnerships with other agencies in the County, such as the Town of Mammoth Lakes (TOML), where approximately 60 percent of the County's residents reside. The County and TOML may consider combining funding and/or administrative resources.
- 2) Investigate potential for landlord partnerships. Research the feasibility of implementing a program to link nonprofit housing and service providers with landlords. Such a program can help mitigate the real and perceived risks associated with renting to lower income households. Landlord concerns include non-payment of rent, property damage, or the burden of having to deal with other potential problems caused by tenants.

Financial incentives could be provided to landlords such as payment of rent deposits, the first month's rent, a pre-leasing bonus, rental assistance to qualified residents, access to eviction prevention funds, and support to perform basic maintenance.

Further assistance to landlords could include case management support for qualified residents; routine inspections; master lease with a nonprofit, 24-hour support hotline; and a tenant-certification program that provides prospective tenants with education on budgeting, credit, and other tools to help them be responsible tenants.

- 3) Investigate potential for developer partnerships. Statewide, housing for the lower echelon of household income (extremely low and very low income) is typically provided by affordable housing developers who make use of the federal Low-Income Housing Tax Credit (LIHTC) program and other federal and State housing subsidies. Local governments also provide subsidy funding to such projects which is instrumental in obtaining the LIHTC allocations.
- 4) Partner with other agencies and/or employers (i.e., ski resorts) to ensure that new employee housing qualifies towards the County's RHNA requirements.

Goal #3: Retain Existing Community Housing

Program #3a: Rehabilitation Loans/Grants

Owners/landlords of existing affordable housing developments and/or units may not be able to afford or justify significant capital investment in property upkeep. Grants or loans offered with favorable terms may help with these expenses, helping to retain safe, affordable housing units in the County. This Program presents another opportunity to partner with the Town of Mammoth Lakes.

Program Implementation Actions

- 1) Collaborate with the Town of Mammoth Lakes on rehabilitation loan and grant programs and identify ways to bolster the program. Explore the willingness of owners of rental properties to participate in a rehabilitation loan program, which would provide funds to make property repairs in exchange for restricted rents to low income households.
- 1) Consider other programs that may improve housing stock quality, such as a fund for the rehabilitation of existing community housing units and incentives for energy efficiency improvements.

Program #3b: Short-term Rental Policies

There is a significant supply of second homes/vacation homes in the County that sits vacant for much of the year, reducing the supply of housing available to the County's full-time residents and workforce, thus distorting the housing market. The County can work to mitigate the impacts of short-term rentals and incentivize long-term rentals.

Program Implementation Actions

- 1) Conduct a study to fully understand the impact of the short-term rental market in the County.
- 2) Explore how to incentivize property owners to convert short-term rentals into long-term rentals, potentially through the use of a short-term rental tax and/or a tax deferral program for long-term rentals.
- 3) Continue to regulate the vacation home market in coordination with the Town. Consider further enhancing policy and enforcement on short-term rentals, noting that Mono County already requires two discretionary permits for short-term rentals - one approved by the Planning Commission and one by the Board of Supervisors.
- 4) Consider limiting new accessory dwelling units to long-term rentals only. Mono County already does this for larger ADUs that require Director Review or Use Permits. As such, this action requires evaluating the potential implications for Type I rentals.
- 5) Educate realtors about the short-term rental approval process.

Program #3c: Acquisitions

While not counting toward meeting RHNA objectives, investments that purchase or extend existing affordability contracts may provide a cost-effective way to secure and sustain the County's price-regulated housing. The Mono County Revolving Loan Fund allows the County to

purchase deed restricted units within TOML for purpose of preserving low-/moderate-income and workforce households. Purchased units are marketed for sale at below-market-rate.

Program Implementation Actions

- 1) Track the expiration of deed restrictions and other affordability covenants in the County's Housing Element and identify opportunities to purchase and re-sell deed restricted units, thereby preserving the County's existing affordable housing supply. This could include exploring the willingness of owners of housing bond-financed developments to participate in a purchase program whereby the County would pay for the difference between market rate and affordable rent in exchange for extending the term of an existing regulatory agreement.
- 2) Identify opportunities to bolster the County's Revolving Loan Fund.

3. FUNDING OPTIONS

Implementing options from the Housing Toolbox will require both short-term and long-term funding and investment by the County. Initial funding resources are necessary to sustain ongoing staff efforts and to pay for additional efforts associated with implementation of the recommended programs. As part of this effort, it is proposed that “return on investment” criteria be developed to measure the effects of County investments in housing production. In this instance, “return on investment” is not a strict financial measure but rather a composite of metrics that would include “housing units produced,” “number of affordable housing units by household income category produced,” “County subsidy/investment per housing unit,” etc.

The funding options described below are organized as follows:

- Development-based funding
- Dedicated funding
- Grants

Development-Based Funding

Funding Option #1a: Inclusionary Housing In-Lieu Fees

Local jurisdictions often adopt inclusionary zoning ordinances that require new residential developments to provide a certain proportion of units at below-market-rate prices. In cases where the inclusionary units cannot be provided onsite, developers may have the option of paying in-lieu fees.

Funding Option Implementation Actions

1. Along with an inclusionary requirement, adopt an in-lieu fee schedule, for both ownership and rental market-rate housing developments. Include a provision for annual updates, indexed to a regional construction cost index. Update HMO as needed.

Funding Option #1b: Commercial Linkage Fee

A commercial linkage fee would charge developers of commercial real estate (retail, lodging, office, industrial) a fee to offset the housing demand impacts of the future employees within these buildings.

Funding Option Implementation Actions

1. Adopt a commercial linkage fee schedule, based on the findings of a nexus study. Include a provision for annual updates, indexed to a regional construction cost index. Update HMO as needed.

Funding Option #1c: Private Activity Bonds

Private activity bonds are similar to revenue bonds where the debt obligation would be secured by rents. These bonds typically are issued at lower interest rates than regular construction debt, and thus can enhance the feasibility of new, affordable housing development. As such, they are most appropriate for a rental residential project with a developer partner.

Funding Option Implementation Actions

1. Advertise the potential availability and merits of Private Activity Bonds, and work with developers of appropriate multifamily, rental residential projects for which private activity bonds would be a useful financing tool. Bonds can be used to finance acquisition/rehabilitation of an existing project or for the construction of a new project through the California Statewide Communities Development Authority (CSCDA). Support developer requests and bond issuances as appropriate.

Dedicated Funding

Funding Option #2a: Bonds

An increasing number of cities and counties and even the state have passed general obligation bond measures funded by the broader community (not just new development) and directed new proceeds toward affordable housing. A voter-approved general obligation bond, if approved, could be used for funding the County's affordable housing programs. These funding approaches can provide a much-needed subsidy for both new construction and retention of existing affordable housing stock and can often be leveraged with other state and federal programs to multiply their impact.

Funding Option Implementation Actions

1. Explore the political feasibility of passing a general obligation bond dedicated toward affordable housing, acknowledging that a 2/3 vote is required.

Funding Option #2b: Taxes - Transient Occupancy Tax and Vacation Home Tax

There is a significant supply of second homes/vacation homes in the County that sit vacant for much of the year, reducing the supply of housing available to the County's full-time residents and workforce, ultimately distorting the housing market. Transient occupancy taxes (TOTs) on short-term rentals could be increased, with a two-thirds vote, and an increment could be dedicated to affordable housing programs. In addition, a "vacant home" tax can be charged to property owners with vacation homes in the County. Revenue can be used to support the County's affordable housing programs.

Funding Option Implementation Actions

1. Consider the following potential taxes: 1) sales tax add-on; 2) TOT increase; 3) allocation of property tax increment (potentially through the formation of an Enhanced Infrastructure Financing District, EIFD). Incremental revenue would be allocated towards affordable housing.
2. Even if the TOT is not increased, consider dedicating a portion of the existing TOT from short-term rentals to fund affordable housing programs. More analysis would be needed to evaluate the categories of uses that would be subject to the increase (e.g., hotels, motels, condos, single-family) and determine if revenues would exceed administrative costs.
3. Consider a tax to second-home property owners that would be dedicated to funding the County's affordable housing programs. This tax is charged each year that a unit is not used as a primary residence, regardless of whether the unit is used as a short-term rental or just occasionally used by the property owner. The City of Vancouver has

instituted a “Empty Homes Tax” and Oakland voters will be deciding on a similar measure in November. Alternatively, a parcel tax, which would apply to all property owners in the County, would generate revenue from property owners who are full-time County residents as well as second home owners.

Funding Option #2c: General Fund

In recognition of the importance and far-reaching economic development and societal benefits of having an adequate supply of safe and affordable housing for the County’s residents, a one-time or annual allocation from the County’s General Fund could be made to affordable housing developments and programs.

Funding Option Implementation Actions

1. Consider a dedicated General Fund allocation – one-time or annual - to support the County’s housing toolbox programs. To the extent that an existing tax or a portion of an existing tax (e.g., transient occupancy tax) is earmarked for affordable housing, this would represent a General Fund allocation.

Grant Funding

Funding Option #3a: Grants

Regional, state and federal grant opportunities are available to support affordable housing. Grant funding requires staff resources to apply for and administer grant opportunities and may require local matches. The County should continue soliciting and tapping federal and State grants and subsidies. The federal Community Development Block Grant, though not increasing in recent years, will continue to provide funding for housing and other community development purposes. The federal HOME Investment Partnership Program, also not increasing in recent years, provides funding for local affordable housing efforts. In the past, the County has received funding from both of these sources.

Funding Option Implementation Actions

1. Sustain share of CDBG Program allocated for housing subsidies, as well as HOME funding.
2. Evaluate opportunities for rural, direct loan program funding through USDA. Mono County has previously used such funding to rehabilitate housing units. USDA funding is not limited to farm/ag workers.
3. The County can compete for available State housing grants including Proposition 41 (Veterans Housing Bonds), the emerging “cap and trade” funding grant programs linked to transit-oriented development, and any new housing bond funding the State may make available.
4. Evaluate opportunities to participate in SB 2 (Building Homes and Jobs Act) and SB 3 (Veterans' and Affordable Housing Bond Act) funding opportunities.

Mono County Housing Programs Toolbox

Housing Toolbox Goals	Program	Program Implementation Actions	Current Staffing	Additional Staffing	Funding	Partnership	Outside County Purview	
1. Increase Overall Housing Supply, Consistent with County's Rural Character	1a. Development Readiness	Update opportunity site database	X					
		Regulatory changes that improve housing production potential	X					
		Reduce barriers to second dwelling unit construction			X			
		Reduce barriers to "tiny home" construction		X				
	1b. Project Review and Approval Streamlining	Identify additional opportunities for by-right review and approval	X					
		Allocate additional resources to bolster staff capacity to review applications		X				
		Identify future opportunities for CEQA streamlining	X					
	1c. Proactive Investment	Evaluate if off-site infrastructure investment can improve development readiness					X	
		Identify opportunities for land-banking					X	X
		Evaluate feasibility/value of creating a housing land trust		X			X	

Housing Toolbox Goals	Program	Program Implementation Actions	Current Staffing	Additional Staffing	Funding	Partnership	Outside County Purview
2. Increase Supply of Community Housing	2a. Inclusionary Housing	Reinstate HMO, including inclusionary requirements, along with an in-lieu fee	X				
	2b. Acquisitions	Purchase housing units at market rate, deed restrict, and then sell.				X	X
	2c. Public Land Offering	Establish policy regarding future county land disposition	X				
		Prepare for disposition and development by reviewing current use and long-term needs for county-owned parcels	X				
	2d. Financial and Regulatory Incentives	Allow waivers or discounts of planning or development impact fees for affordable projects/units	X		X		
		Identify zoning requirements for which more flexible approaches could incentivize more on-site affordable units	X				
		Create density bonus beyond State maximum	X				
		Establish a tax deferral program for affordable units		X	X		
	2e. Partnerships	Pursue partnerships with other agencies in the County, such as TOML	X			X	
		Investigate potential for landlord partnerships				X	X
		Investigate potential for developer partnerships				X	X
		Partner with other agencies and employers to ensure that new employee housing qualifies toward meeting the County's RHNA targets		X	X	X	

Housing Toolbox Goals	Program	Program Implementation Actions	Current Staffing	Additional Staffing	Funding	Partnership	Outside County Purview
3. Retain Existing Community Housing	3a. Rehabilitation Loans and Grants	Bolster rehabilitation loan and grant program, in collaboration with TOML			X	X	
		Consider programs that may improve housing stock quality			X	X	
	3b. Short-term Rental Policies	Conduct a study to evaluate the impact of short-term rentals in the County		X	X		
		Explore how to incentivize property owners to convert short-term rentals into long-term rentals		X			
		Consider further enhancing policy and enforcement	X				
		Educate realtors about the short-term rental approval process	X				
	3c. Acquisitions	Identify opportunities to purchase and re-sell deed restricted units					X
		Review the language of deed restricting conditions to minimize unintended consequences		X		X	
		Identify opportunities to bolster the County's Revolving Loan Fund			X		



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	September 28, 2018	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED		PERSONS APPEARING BEFORE THE BOARD	
SUBJECT	Closed Session - Existing Litigation		

AGENDA DESCRIPTION:

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

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: *Mono County v. Los Angeles Department of Water and Power et al.* (Mono County Case No. CV180078)

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

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:

<p>Click to download</p> <p>No Attachments Available</p>
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History

Time	Who	Approval
9/25/2018 2:42 PM	County Administrative Office	Yes

9/25/2018 1:58 PM

County Counsel

Yes

Finance