

Housing Policy Analysis



Housing for All in Mono County

Housing Policy Analysis

- 15 & 3
- 170 & 664
- \$2,264

Why Undertake An Analysis?

- Data driven decision-making
- Systematic comparison of potential options
- Evidence and Logic to assess:
 - Effectiveness
 - Fairness
 - Costs
 - Feasibility
- “Evidence-based advice giving”

Analysis Process

1. What has been done? (Background)
2. What is the problem and the direct impacts? (Problem)
3. What are Mono County's goals? (Objectives)
4. How will we decide among a range of ideas? (Criteria)
5. What are the solutions available to us? (Alternatives)
6. What are the trade-offs? (Analysis)

Background

1. Discussed reducing or eliminating fees
2. Created a revolving loan fund to preserve deed restrictions
3. Grant applications and awards
4. Supported several development projects
 - Acquisition in Bridgeport
 - Three affordable housing projects in Mammoth Lakes

Background

5. Hired consultants to recommend areas of focus for housing programs and projects
6. Created a staff position dedicated entirely to housing
7. Made significant investments in housing programs and projects

Background

- Unincorporated County Units Produced
 - **15** units received Certificate of Occupancy in 5 years (since 2019)
 - Including 4 low-income units
 - **3** units per year

Define the Problem

- Established Need from 2017 to 2022 (6 years)
- **664** units throughout the county (including Mammoth Lakes)
 - 110 per year
- **170** units in unincorporated Mono County
 - 28 per year

Overlapping Problems and Opportunities

- Overall Costs of Living
- Economic Development
- Public Revenue
- Community Connections
- Well Being of Residents

Overlapping Problems and Opportunities

- Transportation Costs (Two adults and two children)
 - \$1,900 per month
- Utility Costs
 - \$290 per month
- **\$2,264** per month

Overlapping Problems and Opportunities

- Economic Development
 - Shortage of workers partly due to shortage of housing
- Public Revenue
 - Limited by economic development
- Community Connections
- Well Being of Residents

Overlapping Problems and Opportunities

- Community Connections & Well Being of Residents
 - More neighbors means
 - More people to watch children, pets, and home while away
 - More opportunities for close relationships
 - More goods and services nearby means
 - Physically active transportation easier (walking and biking)
 - Places with more walkability have better health outcomes

Objectives - Primary

Meet the housing needs of all the current, potential, and future Mono County residents, the businesses they own and work at, and the visitors that power the local economy. These needs will be identified through regular housing needs assessments and/or studies.

Objectives – Overlapping Issues

- Lower the cost of living
 - Reduce Cost of Utilities
 - Reduce Costs of Transportation
 - Reduce other Costs of Living
- Create and Maintain Places People Love
- Encourage Economic Development
- Increase Public Revenue

Criteria

- Unit Production
- Initial County Investment Per Unit
- Annual Net Revenue Created
- Green House Gas Pollution
 - Cost of Utilities

Criteria

- Duration of Use as Affordable Workforce Housing
- Administrative Burden
- Geographic Equity

Next Steps

- Alternatives (August 20)
- Analysis of Trade-offs (September 3)
- Housing Program (September 10)



Thank you

- Questions