

*Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)*

# **August 13, 2024**

## **Regular Meeting**

**Item #7b. -**  
**Updated**  
**Staff Report**



COUNTY ADMINISTRATIVE OFFICER  
COUNTY OF MONO  
Sandra Moberly, MPA, AICP

ASSISTANT COUNTY ADMINISTRATIVE OFFICER  
Christine Bouchard

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PUBLIC WORKS

Paul Roten

August 13, 2024

To: Mono County Board of Supervisors

From: Tyrone Grandstrand, Housing Opportunities Manager

RE: Housing Policy Analysis – Part 1: Background and Objectives

**Strategic Plan Focus Area(s) Met**

- A Thriving Economy     Safe and Healthy Communities     Mandated Function
- Sustainable Public Lands     Workforce & Operational Excellence

**Background & Discussion**

As part of developing an overall Mono County Housing program, staff has been working on a Housing Policy Analysis to assist the Board of Supervisors in making data driven decisions on investments into housing policy solutions and housing projects.

Eugene Bardach, a professor at the Goldman School of Public Policy at the University of California, Berkeley, created a procedure for policy analysis called the "eightfold path." The eight steps in the analysis are as follows:

- |                           |                            |
|---------------------------|----------------------------|
| 1. Define the problem     | 5. Project the outcomes    |
| 2. Assemble the evidence  | 6. Confront the trade-offs |
| 3. Construct alternatives | 7. Decide                  |
| 4. Select the criteria    | 8. Tell your story         |

In order to ensure a thoughtful and data-driven housing program staff is following a modified version of this path, which will include:

- A brief background and history of housing policy in Mono County (August 13)
- A description of the housing-related problems faced by residents and businesses (August 13)
- Clear objectives for Mono County's housing policy and strategy (August 13)
- Selection and justification of criteria against which to measure potential policies and strategies (August 13)
- Selection and description of a handful of potential alternative policies and strategies for the Board of Supervisors to consider (August 20)
- Analysis of the trade-offs between those alternatives (September 3)
- Final housing program detailing housing programs/projects and timelines (September 10)

Draft versions of the Problem, Objectives, Background, and Criteria sections are included as attachments for consideration by the Board of Supervisors.

## **Community Feedback**

Staff has engaged with the public through visiting RPAC meetings, community organized housing meetings, and committee meetings of the Eastern Sierra Community Housing (ESCH) Discovery Partnership Committee. The ESCH Discovery Partnership Committee includes members of the ESCH Board and members of the Mono Basin Housing Working Group with the goal of identifying viable housing projects in the community and providing recommendations for partnership to the ESCH Board.

During the conversations with the community, we have identified housing needs that will be considered as a part of the Housing Program including the need for Veteran's housing, smaller units within the unincorporated County to allow for adult children to transition to living alone (but staying in our community), as well as a need for the County's housing program to result in workforce housing integrated throughout the communities.

The ESCH Discovery Partnership Committee, has discussed an idea to develop and implement a pilot project to create a County Bridge Program that mirrors the Town of Mammoth Lakes' Bridge Program. A bridge program would purchase available single household properties within the county and seek to place qualified families in those units and selling it to them for a discounted price that they can afford in exchange for placing a 55 year deed restriction on the property that would keep it affordable at the same AMI if sold before the deed restriction expires.

The TOML Bridge Program averages around \$150,000 subsidy for each unit that is deed restricted. If the County's program has a similar average, utilizing our Local Housing Trust Fund dollars, and the current funding in the Affordable Housing Fund we would be able to deed restrict approximately six units. Over the next several meetings Staff will present the completed housing policy analysis to assist the Board in evaluating housing fund investments. However, if the board would like to move ahead with pursuing a Bridge program pilot prior to completion of analysis staff are happy to implement the pilot program.

If directed to pursue a Bridge program pilot, staff would return to the Board on August 20 to present an implementation timeline and plan for the pilot program.