

Mono County Housing Work Plan	Strategies	Status	Quarter	Updates & Modifications
Brief description of program or project	Implementation method, generally	Status	Quarter	Note: Quarterly updates and milestones will be tracked here
2025 Work Plan: Mono County Housing				
Housing Policy Analysis (HPA)	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Develop Policy Analysis Sections: Background, Problem, Objectives, Criteria, Policy Options, and Analysis of Trade-offs	Regular check-ins with Housing Ad Hoc Committee and Present each section to BOS	Completed	Q4 2024	
2. Adopt Housing Workplan based on recommendations developed in analysis	After taking feedback, complete analysis, then develop and adopt workplan.	In progress	Q1 2025	
Implement Policy Recommendations	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Publicly Led Development with a Flexible Model	Look for opportunities to develop units utilizing cross subsidy between units.	Ongoing	Ongoing	Plan to utilize net revenue to subsidize other strategies that are less financially sustainable.
2. Modified Bridge Program	Utilize the strategies within the HPA to implement the most effective version of this program.	Ongoing	Ongoing	
3. Vail InDeed	Utilize a Vail InDeed style restriction where a Bridge style restriction wouldn't work as well.	Ongoing	Ongoing	"Vail InDeed" style restriction puts restrictions on new owners or tenants related to working within Mono County, but no restrictions on income or resale price.
4. Incentives 3-plex developments with ADU(s) and 4-plex developments with or without ADU(s)	Leverage cross subsidy opportunities and soft debt to create Vail InDeed style restrictions in new developments or rehabs.	Ongoing	Ongoing	
Acquire/Facilitate Rental Housing	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Bridgeport Apartments	Develop management plan, contract with outside firm or develop internal property management capacity, find, qualify, and select tenants, develop leases, provide or ensure ongoing management and upkeep.	Partially Completed/Ongoing	Q3 2024 - Ongoing	
2. Look for additional opportunities, particularly as part of HPA recommended options related to rental housing.	Keep an eye out for potential opportunities that either present themselves or create opportunities to develop more rental housing for permanent residents	Ongoing	Ongoing	
Property Management Program	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Select property management software	Research options for software and make a selection	Nearly complete	Q1 2025	Software has been identified for minimal cost (\$100/month)
2. Develop a list of responsibilities and share among appropriate staff	Work with staff to develop SOPs, and make improvements over time	Ongoing	Q1 2025 and ongoing	See #8 under Bridgeport Apartments
3. Develop succession planning and coverage plans	Think through challenges of limited staff to ensure property is maintained and tenant issues are resolved quickly	In progress	Q1 2025 and ongoing	
Regional Housing Study	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Contract with consultant to complete study	Work with regional partners to agree on needs and preferred consultant	Completed	Q1 2025	
2. Sign MOU/Contract	Get approval to sign MOU	Nearly complete	Q1 2025	
3. Manage contract and ensure work is completed as required	Work with regional partners and SMR consulting to manage contract with BAE	Ongoing through June 2026	Q2-Q3 2026	
Secure Grant Funding for Housing Opportunities	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Keep up with Notices of availability of funding from State, Federal, and other sources, including but not limited to: CDBG, HOME, PLHA, LIHTC, FHLB-AHP, CMF, 45L, ITC, NMTCS	Focus on finding funding sources that will align with our projects and programs by getting on NOFO/NOFA email lists, regularly checking source webpages, keep up with legislative changes, and keep current with industry news sources.	Ongoing	Ongoing	
2. Develop a consistent process for grant applications and management	Adapt from lessons learned through the work of catching funding applied for by previous staff and administrations. Ensure clear communication is transmitted between staff and through transitions	Ongoing	Ongoing	
Partner with others on housing opportunities	Strategies & Implementation Method	Status	Quarter	Updates & Modifications
1. Meet regularly with potential partners on housing opportunities: TOML, Interested RPACs, Nonprofits, Inyo/Bishop, and any employer or other entity interested in providing housing.	Connect with entities focused on housing regularly, attend community meetings, and generally get the message out that we are interested in assisting anyone interested in developing housing, if not financially, then with technical assistance.	Ongoing	Ongoing	Look for opportunities for partnership, and also pitch other organizations to partner on our goals and areas of focus.
2. Safe Parking site development with TOML and Mountain	Attend regular meetings, assist in organizing the effort, help produce workproducts where needed	Ongoing	Ongoing	
3. Complete Johnston Property Donation	Communicate with family about ideal timing related to tax and other planning	Ongoing	Ongoing	