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To: Mono County Board of Supervisors

From: Tyrone Grandstrand, Housing Opportunities Manager

Date: February 11, 2025

Re: Mono County Housing Program

Strategic Plan Focus Area(s) Met

A Thriving Economy Safe and Healthy Communities Mandated Function

Sustainable Public Lands Workforce & Operational Excellence

Background

Over the past year and a half, staff have been developing a considered approach to meeting the housing needs of Mono County. This culminated in the development of a housing policy analysis to logically work through the problem that the housing crisis in Mono County represents, the values of the Board of Supervisors and the community to consider when thinking about possible solutions, and the possible effects of pursuing various solutions.

Mono County hasn't completed a housing needs assessment since 2017. In 2017, that housing needs assessment identified the need over the following 5 years of up to 170 units, or about 34 units per year. From 2010 through 2019 Mono County averaged 10 units receiving their certificate of occupancy per year from all sources which leaves Mono County short by 24 units per year.

Assuming conditions have not worsened, but maintained the same absolute growing need, by 2030 (5 years from now), the unmet need will have likely grown to over 300 units. However, every community in the region is experiencing a shortage of housing from the southern tip of Inyo County to most northern portion of Mono County. A regional housing study is taking place currently to investigate future needs and the impacts of the shortage of housing throughout the region.

These numbers paired with the stories we hear from residents of Mono County point towards the need to take major actions to alleviate the housing crisis in Mono County. Below is the policy analysis matrix for the options considered in this analysis.

The policy matrix on the next page represents the final output of the process of analysis:

Mono County Housing Policy Analysis Matrix							
Policy Option	Unit Production	Initial County Investment Per Unit	Annual Net Revenue	Green House Gas Reduction	Duration of Use	Geographic Equity	Score
Public Development: Publicly Led Development with a Flexible Model	1	1	1	1	1	1	6
Public Development: Mixed-Income with Public Equity Investment	1	1	1	1	1	2	7
Modified Bridge Program	2	2	3	2	2	1	12
Vail InDeed	2	2	3	2	2	1	12
Private Development: Incentives for 4-Plex	3	2	2	2	2	3	14
Private Development: Incentives for ADU to 3-Plex	3	3	2	2	2	3	15

The options analyzed above include:¹:

1. Public Development: Publicly Led Development with a Flexible Model
2. Public Development: Mixed-income with Public Equity Investment
3. Modified Bridge Program
4. Vail InDeed
5. Private Development: Incentives for 4-plex
6. Private Development: Incentives for ADU to 3-plex

The analyzed proposals provide a mix of options for consideration, from ownership assistance and property conversions to incentives for private development and publicly led development. As shown in the matrix, each policy option has strengths and weaknesses.

Considering the housing crisis and its impacts on the residents of Mono County, staff recommends focusing primarily on the policy options with the largest impact on housing production but still utilizing considering other options to provide a “toolbox” of options to ensure that each criterion is able to be met well. In order to meet this goal, staff recommends utilizing the highest scoring option, *Public Development: Publicly Led Development with a Flexible Model* as the core of the housing program. This policy has the capacity to meet the housing needs of Mono County while also producing net revenue which can be used to financially support other policy options in this analysis that the public and decision-makers may want to utilize but would not be able to sustain themselves or meet the overall housing needs on their own. The remaining housing policy options should be considered more opportunistic in their uses where benefits are maximized and will be utilized as developed in the policy analysis to maximize their performance. Other options or improvements can also be considered and adopted over time, and we will utilize the same criteria with the goal of maximizing our ability to meet our housing goals.

Staff have also developed a Mono County Housing Work Plan for 2025 as a means to communicate and report on the various work areas currently underway and planned for the future.

¹ Several options were considered that were considered infeasible financially or scored too poorly to move forward, they include: private development incentives, and acquisition and rehab of short-term rentals