

**MAMMOTH LAKES HOUSING, INC.  
Board of Directors Meeting**

**Monday, August 4, 2014  
6:00 p.m.**

**Mammoth Lakes Housing Conference Room  
587 Old Mammoth Rd.**

**Agenda**

**NOTE:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Mammoth Lakes Housing, Inc. at (760) 934-4740. Notification 48 hours prior to the meeting will enable Mammoth Lakes Housing, Inc to make arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

- I. Call to Order
- II. Roll Call  
Members: Bill Taylor, Kirk Stapp, Larry Johnston, Colin Fernie, Lindsay Barksdale, and Tom Mazaitis
- III. Public Comments  
This is the established time for any member of the public wishing to address the Mammoth Lakes Housing, Inc. Board of Directors on any matter that does not otherwise appear on the agenda. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chairman for the opportunity to be heard when the item comes up for consideration.
- IV. Approval of Minutes from the July 7, 2014 BOD Meeting
- V. Board Member Reports
- VI. MLH Monthly Status Report
- VII. Update and Discussion of the Administrative Draft Alternative Housing Mitigation Plan for the Inn at the Village
- VIII. Review and Discussion of Draft Town of Mammoth Lakes Comprehensive Workforce Housing Strategy
- IX. Adjourn

**MAMMOTH LAKES HOUSING, INC.**  
**Board of Directors Meeting**

**Monday, July 7, 2014**  
**6:00 p.m.**

**Mammoth Lakes Housing Conference Room**  
**587 Old Mammoth Rd.**

**Minutes**

**I. Call to Order**

**II. Roll Call**

Members Present: Bill Taylor, Kirk Stapp, Colin Fernie, Lindsay Barksdale, and Tom Mazaitis

Members Absent: Larry Johnston

Staff: Jennifer Halferty and Patricia Kent

Public: Katie Vane

**III. Public Comments**

There were no comments from the public

**IV. Approval of Minutes from the June 2, 2014 BOD Meeting**

Bill Taylor made a motion to approve the minutes. Lindsay Barksdale seconded the motion. Tom Mazaitis and Colin Fernie abstained. The motion passed 3-0.

**V. Board Member Reports**

Bill Taylor asked for an update regarding the potential conflict of interest brought forward by Town Attorney, Andy Morris on 6/18/14. Jennifer Halferty reported that after finding the definition of "Business Entity" within the CA Government Code, the conflict does not pertain to non-profit entities. Andy Morris announced this finding at the 7/2/14 Town Council meeting.

Bill Taylor asked for an update regarding the CBIA litigation regarding inclusionary zoning. Jennifer Halferty reported that after an appeal, the CBIA v. San Jose case would be heard before the Supreme Court. This case deals with inclusionary housing in for-sale developments. The case has not been scheduled yet.

**VI. MLH Monthly Status Report**

Jennifer Halferty reported that the CA State Budget has a \$100 million in General Fund surplus set aside for affordable housing. Additionally, the State has approved an affordable housing set-aside of 10% of Cap + Trade funds beginning in 2015. The rural housing community will need to think of creative ways to harness these funds since currently the distribution mechanism has been proposed as Transit Oriented Development (TOD) which rural communities don't benefit from. Kirk Stapp pointed out the increase in unique visitors to our website.

**VII. Review and Discussion of the Administrative Draft Alternative Housing Mitigation Plan for the Inn at the Village Subsequent Environmental Impact Report**

Jennifer Halferty recapped the AHMP for new Board members. She noted an update in the AHMP from 6.5 EHU credits to 4.5 EHU credits.

The Housing In-lieu Fee was discussed. The funds are restricted to be used on any kind of project or program which produces housing.

Town staff has presented the Board's questions to the developer and is still waiting for answers.

**VIII. Review and Discussion of Draft Town of Mammoth Lakes Comprehensive Workforce Housing Strategy**

Bill Taylor suggested that some elements were missing including goals & objectives, targets, obstacles, resources, and regulatory tools. He suggested tying the document more obviously to the Housing Element Update.

Staff will meet with Bill Taylor to flesh out these sections before delivering the document to Town staff for review.

**IX. Adjourn**

**Draft**

**August 2014 - Mammoth Lakes Housing Status Update**

**1) Community Resource**

a) Wait-List Management

- 1) **26** low and very low income households currently on rental waiting list
- 2) Processed **three (3)** new rental application for Town's Low-income units

b) Application distribution, provide program/project information

- 1) **Distributed three (3)** rental and purchase applications
- 2) Answered **two (2)** rental inquiries via phone/email/walk-ins
- 3) Answered **nineteen (19)** ownership inquiries via phone/email/walk-ins

c) Counseling Programs

- i. MLH will be holding more Homebuyer Education Classes in the Fall:

d) Mammoth Lakes Housing Website Data:

	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	June 2014	July 2014
Total Visitors	297	269	452	472	368	517	486
Pages per Visit	3.37	3.21	3.24	3.23	3.93	3.89	4.3
Length of Visit	0:02:53	0:03:07	0:03:28	0:02:21	0:03:20	0:03:27	0:03:14
Total Page Views	1,239	1,220	2,349	2,104	2,175	2,900	2,906

An overwhelming majority of the site's visitors accesses the site from their computers and tablets/mobile devices come in a far second.

**2) Housing Program Development, Management and Maintenance**

- a) Three two-bedroom units at Aspen Village were filled this past month. The parents work in the following industries:

- Hospitality
- Food service
- General administration

- b) MLH Staff processed a move-out of a one bedroom unit at the Star Apartments.

b) Watching for BEGIN eligible units to promote those down payment assistance funds

- i. One unit on the market at Aspen Village at Mammoth Creek – deed restricted.
- ii. Two San Joaquin Villa units are on the market. Neither are deed restricted.
- iii. One non-deed restricted Meridian Court unit is listed for sale.

c) **Median home sales figures for Mammoth Lakes:**

2012

- Single family: \$575,000
- Condominiums: \$244,000

2013

- Single family: \$575,000
- Condominiums: \$260,500

2014 Year-to-Date

- Single family: \$661,000
- Condominiums: \$310,000

**6) Coordination with Town of Mammoth Lakes Staff**

- a) As part of the Town's Housing Element Update, the Town has identified the development of a Housing Strategy as a program to be achieved by the end of 2014. Staff has incorporated the feedback from the MLH board at the last meeting. The Housing Strategy will lead into the Town's process of adopting a revised inclusionary housing ordinance which will include an updated in lieu fee.
- b) MLH is working with Town staff in the review of the Inn at the Village's Alternative Housing Mitigation Plan.
- c) Staff performed additional review of the local apartment vacancy rate for the Town in response to the consideration of an apartment building conversion to condominiums.
- d) Coordinating with Town staff on the listing of a rental restricted Hooper development condominium. Reviewing the Use Permit and rental restriction as it relates to the Owner's hardship request.
- e) MLH Staff was contacted by a San Francisco reporting seeking information on the Town's Inclusionary Policy.
- f) Coordinating with Town Staff to respond and correct a notice from CDLAC on a lack of compliance as it relates to the Aspen Village Apartments' bonds.

## AGENDA BILL

Subject: Inn at the Village Affordable Housing Mitigation Plan Update

Presented by: Jennifer Halferty, Executive Director

---

### **BACKGROUND:**

At the June 2, and July 7, 2014, Mammoth Lakes Housing (MLH) Board meetings the Board reviewed the proposed Affordable Housing Mitigation Plan (AHMP) for the Inn at the Village (Inn). The Inn is to be located in the North Village Specific Plan between Fireside condominiums and the existing 8050A and B project.

The proposed building would face Minaret Road and be located above the existing parking structure. Included in the proposed development is a restaurant, bar, and pedestrian entrance along Minaret Road. Increased density (through a transfer from the Mammoth Crossing sites), increased height, and a reduction in the street setback (along Minaret Road) are being requested from the Town.

Over the course of the previous two meetings the Board has articulated requests for more information from the Town Planning Staff and the Developer on the proposed alternative housing mitigation plan for this development.

According to the Town's Interim Affordable Housing Mitigation Policy Resolution No. 09-76 (attached), all new residential development is required to build their required workforce housing on-site. The interim policy states that projects "*may propose an alternate housing mitigation plan (AHMP) subject to Mammoth Lakes Housing Board and Planning Commission approval*" should they wish to not build their workforce housing on-site. The 2009 resolution defines the criteria for which an AHMP may be approved. As stated in the attached policy, they are:

- *On-site mitigation is undesirable for the community or infeasible.*
- *There would be substantial additional affordable housing benefit derived from the alternate proposal. "additional Housing benefit" may be defined by a number of parameters including, but not limited to:*
  - *A greater number of affordable/workforce units.*
  - *Units that more closely meet current priorities established by Mammoth Lakes Housing and/or the Town.*
  - *Provision of units at an earlier date than would otherwise occur.*

### **ANALYSIS/DISCUSSION:**

The Town Staff has now been informed by the Developer that they are unable to locate documentation identifying assignment of the 8050 Agreement to the Inn at the Village owners. Therefore, the Agreement, which is still active, cannot be

assumed by The Inn at the Village and the project will now approach their housing requirements as a new development under the Interim Inclusionary Housing Policy. Town Staff has indicated that due to the small size of the units at the Inn (520 square feet) they will look to propose an off-site alternative housing mitigation plan for the Board's review. Their proposal is anticipated to be available at the Board's September meeting.

No Board action is being requested at this time. This is an information only item.

**MISSION CONSIDERATIONS:**

Alternative Housing Mitigation Plans typically help to cause the creation of additional workforce housing with a greater community benefit.

**RECOMMENDATION:**

No Board action is being requested by the Board at this time. This is an information only item.