

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

**Wednesday, September 3, 2014  
4:00 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 August 4, 2014 BOD Meeting
- V. Review and discussion of the Workforce Housing Gap Calculation
- VI. Review and Discussion of the Administrative Draft Alternative Housing Mitigation Plan for the Inn at the Village
- VII. Board Member Reports
- VIII. MLH Monthly Status Report
- IX. Review of Town amendment to Resolution 09-76 clarifying MLH's role as advisory
- X. Adjourn

**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.**

**Minutes**

**I. Call to Order**

**II. Roll Call**

Members Present: Bill Taylor, Kirk Stapp, Larry Johnston, Colin Fernie, Lindsay Barksdale, and Tom Mazaitis  
Staff: Jennifer Halferty and Patricia Kent

**III. Public Comments**

There were no comments from the public.

**IV. Approval of Minutes from the July 7, 2014 BOD Meeting**

Kirk Stapp made a motion to approve the minutes, Bill Taylor seconded the motion. Larry Johnston abstained. The motion passed 5-0.

**V. Board Member Reports**

Larry Johnston reported that the fishing season has been great so far. Colin Fernie reported that the Town Council was holding a strategic priorities retreat. Kirk Stapp reported that the water level in Bishop is extremely low and that the community is dealing with some illegal diversions.

**VI. MLH Monthly Status Report**

There were no additions to the monthly report. The Board decided to hold the next meeting on Wednesday, September 3<sup>rd</sup> at 4:00 PM due to the Labor Day Holiday.

**VII. Update and Discussion of the Administrative Draft Alternative Housing Mitigation Plan for the Inn at the Village**

The Board discussed the possibilities for a new AHMP for the Inn. It was agreed that the onerous is on the developer to use the toolbox of options to create an AHMP that delivers a "greater community benefit" and explains why the tools and options chosen are the best options for the community. Staff will provide Town staff with information to give to the developer as they prepare the AHMP. It is anticipated that the applicant will be present at the September meeting.

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

General comments were made regarding the Draft Strategy. Staff will incorporate the comments and provide the draft to Town staff for review.

**IX. Adjourn**

## AGENDA BILL

Subject: Workforce Housing Gap Calculation

Presented by: Jennifer Halferty, Executive Director

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### **BACKGROUND:**

At the August 4, 2014, Board of Directors Meeting there was discussion of the Inn at The Village's alternative housing mitigation plan (AHMP). Prior to the meeting, Town staff informed MLH that the developer was scrapping their original AHMP and would be putting together a new proposal. In order for the developer to achieve a new AHMP, Town staff requested information from MLH including data on the development cost gap that exists between market rate development and workforce housing development. The Board agreed that board member Bill Taylor should work with MLH staff to update the formula in accordance with the interim inclusionary housing policy which uses units, and no longer uses the full time employee equivalent (FTEE) methodology found in the previous gap calculations.

As developers such as the Inn at the Village propose to the community and the Town not to place their housing requirements on-site, the gap is an important piece of the workforce housing creation discussion. This data will help the MLH Board and the town to better evaluate the value of AHMPs.

### **ANALYSIS/DISCUSSION:**

The attached spreadsheet formulates the gap between the rental income that can be generated from a median income household and the cost of land, construction, operation and debt service necessary to create homes for Mammoth's workforce. Inputs such as current vacant land values for multifamily zoned parcels in Mammoth Lakes have been updated.

It is also important to acknowledge that spending 30% of a household's income on rent and utilities is considered affordable. Therefore, median or 100% AMI rents are used in the attached calculation because the interim policy calls for developers to target income groups between 80-120% of the AMI. The reasoning behind the policy's requirement of developers to supply homes for the workforce in these income groups is that there are state and federal programs that the Town and MLH can utilize to provide units for incomes below 80% of the AMI. For frame of reference, the gross annual area median income (AMI) for a single person household is \$56,850.

After all the calculations, the final gap for 100% AMI rental units ranges from \$429,805 to \$239,604 per unit depending on the number of bedrooms. The gap could be more or less should the calculation be based on 80% or 120% AMI households which, as stated above, are also permissible under the interim policy.

### **RECOMMENDATION:**

Please review the attached formula.

	A	B	C	D	E
1					
2					
3					
4		<b>3 Bedroom alternative</b>	<b>2 Bedroom alternative</b>	<b>1 Bedroom alternative</b>	
5					
6					
7	Units per acre	12	12	12	
8	Net land area per unit	3630	3630	3630	
9	Land cost per sf	\$23	\$23	\$23	\$1,000,000 per acre
10	Net land cost per unit	\$83,490	\$83,490	\$83,490	
11	Building area per unit (sf)	1300	1000	750	per Town Resolution 09-76
12	Cost of construction per square foot	\$350	\$350	\$350	This includes Prevailing Wage and other governmental administrative costs.
13	Cost of construction per unit	\$455,000	\$350,000	\$262,500	
14	Development cost per unit	\$646,188	\$520,188	\$415,188	Land, construction, and 20% for design, carrying, etc.
15	Monthly financing cost at 6% annual interest	(\$3,874)	(\$3,119)	(\$2,489)	Based on 30 yr. amortization
16	Monthly O&M cost per unit	(\$561)	(\$509)	(\$456)	Based on a operating expense of 30%. Includes reserves
17	<b>total monthly cost per unit</b>	<b>(\$4,435)</b>	<b>(\$3,628)</b>	<b>(\$2,945)</b>	
18					
19	Median income rent for apt.	\$2,030	\$1,827	\$1,624	includes utilities
20	Net rent after utility allowance per unit available to cover costs	\$1,871	\$1,696	\$1,519	Based upon 9/1/2013 HUD unit utility allowance for Mono County.
21	Net rent after monthly O&M	\$1,310	\$1,187	\$1,063	Monthly unit cost minus net rent
22	Financing supported by net rent	\$216,383	\$196,066	\$175,584	6% interest
23	Value of cost gap per unit	(\$429,805)	(\$324,122)	(\$239,604)	Difference between mortgage cost and financing from rent
24					
25					
26					
27					
28					

**SEVERY REALTY GROUP**

127 El Paseo Santa Barbara, California 93101  
Tel. (805) 962-8801 Fax (805) 962-8803

August 28, 2014

Jennifer Halferty  
Executive Director  
Mammoth Lakes Housing, Inc.  
587 Old Mammoth Road  
Suite No. 4  
Mammoth Lakes, CA 93546

Jennifer,

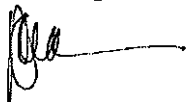
In anticipation of our meeting with you and the Board of Directors of Mammoth Lakes Housing, Inc. on September 3<sup>rd</sup>, we are pleased to submit in advance for your consideration our proposed alternative housing mitigation plan ("AHMP") for the third and final building at the 8050 complex in North Village (i.e. Building "C").

This proposed AHMP to pay in-lieu fees to satisfy the affordable housing requirement associated with Building "C" is informed by the contextual characteristics of the site and the adjacent North Village tourist node. Building "C" will be built on a very tight site atop the existing parking structure that services the entire 8050 complex. Further, the transient nature of a hotel use, coupled with consideration of the fact that the North Village neighborhood is singularly focused on providing for tourists needs, not those of community residents, renders it impractical and undesirable to provide the required units in North Village, let alone on site. In consideration of these factors, our AHMP proposes to pay the in-lieu fee of \$23,222 per unit as established in the Interim Housing Policy.

As proposed in our conditional use permit application for Building "C" that is currently being processed by the Town of Mammoth Lakes, this lodging project would contain up to 67 hotel rooms that approximate 520 square feet each. Utilizing the calculus of the Interim Housing Policy these 67 rooms equate to 33.5 units as two hotel rooms equal one whole unit. Application of the Policy's ten percent (10%) multiplier yields 3.35 units ( $33.5 \times 10\% = 3.35$ ). Thus, the total mitigation fee for Building C would equal \$77,794 ( $3.35 \times \$23,222$ ).

We thank you in advance for your consideration of our AHMP and I look forward to addressing any questions you may have next week.

Best regards,



Dana Severy

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

**1) Community Resource**

a) Wait-List Management

- 1) **27** low and very low income households currently on rental waiting list
- 2) Processed **one (1)** new rental application for Town's Low-income units

b) Application distribution, provide program/project information

- 1) **Distributed eleven (11)** rental and purchase applications
- 2) Answered **seventeen (17)** rental inquiries via phone/email/walk-ins
- 3) Answered **four (4)** 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	August 2014
Total Visitors	297	269	452	472	368	517	486	251
Pages per Visit	3.37	3.21	3.24	3.23	3.93	3.89	4.3	3.75
Length of Visit	0:02:53	0:03:07	0:03:28	0:02:21	0:03:20	0:03:27	0:03:14	0:02:22
Total Page Views	1,239	1,220	2,349	2,104	2,175	2,900	2,906	1208

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) Two two-bedroom units and one three-bedroom unit at Aspen Village and The Jeffreys were filled this past month. The parents work in the following industries:

- Hospitality
- Construction
- Health services
- Retail

b) Down Payment Assistance-

- i. BEGIN Funds available in Town of Mammoth Lakes. Up to 20% of purchase price available as deferred loan to low and moderate income households at Aspen Village, Meridian Court, and San Joaquin Villas.
- ii. HOME funds for the City of Bishop and Town of Mammoth Lakes are expected to be available for lending in the next three to eight weeks.
- iii. Staff is working with Wells Fargo to get the BEGIN Program loans approved for financing.
- c) USDA RD 502 Loan Packaging- funding available.
- d) The CHODO application will be submitted to the State by the end of the month at the latest.
- e) The annual certification of occupancy on down payment assistance loans and deed restricted units is now complete.

### **3) Deed Restriction Management**

- a) Staff is coordinating with Guild Mortgage to obtain approval of the Town's Resale Restriction for lending purposes.
- b) MLH purchased deed restricted unit H105 at Aspen Village. The unit is being marketed through the MLS, Facebook and other local methods. Staff is working with an interested family to complete their application and secure financing.
- c) Owners of a Tavern Road Plaza rental restricted unit listed their property on June 23, 2014. They've also submitted a request for Hardship Exemptions from the Town.

### **4) Administration of Local Housing Trust Fund and Other Funding Opportunities**

- a) Now that the standard agreements for the recent HOME awards to Mono County, Town of Mammoth Lakes, and City of Bishop have been received staff is working on the respective subrecipient agreements and general set-up conditions. Once all of the State's conditions have been met we will be able to begin processing down-payment assistance loans.
- b) The Alpine County Housing Element Update contract has been updated. Staff has begun working on the update.

### **5) Market Analysis**

- a) MLH staff is tracking the real estate market for the potential sale of deed restricted units. One Hooper rental restricted two bedroom unit is on the market. The owners have filed a hardship claim with the Town.
- 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 is 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: \$685,500
- Condominiums: \$307,500

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

- a) MLH is working with Town staff on the Inn at the Village's Alternative Housing Mitigation Plan.
- b) Staff prepared and submitted to Town staff the vacancy rate for apartments in town. For the previous **three years the average apartment vacancy rate was 0.14%**. Town municipal code section 17.52.110.C.1 states that in order for an owner to convert apartments to condominiums the average of the previous three year's vacancy rate must be higher than 5%.
- c) Coordinating with Tow 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.
- d) After incorporating feedback from the MLH board, staff provided Town staff with a draft for their review. It is anticipated that another draft version will be before the MLH board at their October meeting.
- e) Staff participated in the Town's Ethics Training. Town counsel Andrew Morris did a great job.



### Mammoth Lakes Town Council Agenda Action Sheet

**Council Meeting Date:** September 3, 2014    **Date Prepared:** August 26, 2014

**Prepared by:** Daniel C. Holler, Town Manager

**Title:** A resolution amending the Town of Mammoth Lakes Interim Housing Mitigation Policy related to the advisory role of Mammoth Lakes Housing.

**Agenda:** Policy

**Recommended Motion:** Approve the Resolution amending Resolution 09-76 regarding the Town's Interim Housing Policy by clarifying the role of Mammoth Lakes Housing as one of review and comment rather than approval of alternative housing mitigation plans (AHMP).

**Background Information:** The Town has adopted Resolution 09-76 to implement Municipal Code section 17.36.050 allowing for alternative housing mitigation plans. The proposed resolution modifies Section 2(e) to clarify the role of Mammoth Lakes Housing (MLH). Their role has been discussed at previous Board meetings as the current language appears to require approval by MLH and the Planning and Economic Development Commission (PEDC). There is agreement that MLH's role is advisory in nature and not one of approval. The modified language clarifies that MLH is to review and comment on proposed alternative housing mitigation plans, with approval by the PEDC. Such plans would come to the Town Council on appeal or as part of other related project approvals. The proposed resolution will be discussed by MLH at their September Board meeting. The proposed action is necessary to clarify the role of MLH and to provide consistency between the requirements of the Municipal Code and the resolution implementing Council policy. There is no financial impact related to this action. The housing mitigation policy provides flexibility for new development to meet the needs of those who live and work in Mammoth Lakes. The proposed Resolution, a redlined copy of the modified section and Resolution 09-76 are attached.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:**

\_\_\_ Town Manager

\_\_\_ Planning Department

\_\_\_ Town Attorney

## **Section 2 of Resolution 09-76 with Proposed Amended Language 2(e)**

2. New development in Mammoth Lakes shall be required to mitigate its impact on the demand for affordable and workforce housing based on the following:

a. All new residential (transient and non-transient) development of ten or more units and lodging of twenty or more rooms shall be required to construct on-site workforce housing at a rate of ten percent (10%) of all newly constructed units within the project (e.g. a ten unit project will have 9 market rate units and one workforce unit) and at a target income level of 120% AMI or less. If the inclusionary percentage calculation results in fractional dwelling units, a proportional share of the in-lieu fee referenced below, shall be paid. The 10% requirement and 120% AMI target are based on current market conditions and shall be reviewed and revised annually prior to July 1<sup>st</sup> of each year.

b. Total project density, inclusive of workforce units, shall not exceed the maximum density for the zone in which the project is located unless the project applies for and receives a density bonus pursuant to Government Code 65915 et seq.

c. Certain project types are subject to a housing mitigation requirement, but shall not be required to provide on-site inclusionary units and may instead pay in-lieu fees. These project types are:

- Small residential developments of nine or fewer units, and
- lodging developments of 19 or fewer rooms.
- Non-lodging commercial developments.
- Developments within the Industrial zone.

d. In-lieu fees for housing mitigation shall be established and updated annually by the Town Council as a component of, and in relationship to, the overall fee program for new development. The initial in lieu fee for multi-family units shall be \$23,222 pending adoption of a permanent fee.

e. Projects that are required to provide inclusionary housing units on site may propose an alternate housing mitigation plan (AHMP) subject to review and comment by board of directors of Mammoth Lakes Housing Board and approval of the Planning and Economic Development Commission approval.

The AHMP may make use of strategies within the MLH "Housing Toolbox." Approval of an AHMP must be based on the findings that:

- 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.

f. The following project types are exempt from all housing mitigation requirements:

- New single family residences under 2,500 square feet.
- Projects of four or fewer units in the Residential Multi-Family 1 zone.
- Additions to or remodels of single-family residences that would not cause total living area to exceed 2,500 square feet or are less than 400 square feet in aggregate per

building for floor areas above 2500 square feet. Fees shall only be charged for the incremental square footage addition above the 400 square foot exemption.

- Non-transient rental apartments and deed restricted units.
- Retail and restaurant development within the Specific Plan, Commercial General, Commercial Lodging, and Resort zones.

g. The livability requirements provided in attachment A shall apply to all workforce housing units built in accordance with this policy.

**RESOLUTION NO. 14 - \_\_\_\_**

**A RESOLUTION OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA AMENDING RESOLUTION 09-76 ESTABLISHING AN INTERIM AFFORDABLE HOUSING POLICY TO CLARIFY THE ROLE OF MAMMOTH LAKES HOUSING**

WHEREAS, Section 17.36.050 of the Town of Mammoth Lakes (Town) Municipal Code allows for alternate affordable housing mitigation proposals to deviate from the requirements set forth in the Code for affordable housing based upon a set of criteria; and

WHEREAS, the interim housing mitigation policy, requirements and findings for approval of an "alternative housing mitigation plan" were provided for in Resolution 09-76; and

WHEREAS, Section 2(e) of resolution 09-76 is not clear in defining the role of the board of directors of Mammoth Lakes Housing; and

WHEREAS, the Town Council desires to clarify that the role of the board of directors of Mammoth Lakes Housing is to review and comment on alternative housing mitigation plans and not to approve or deny such proposed plans;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Mammoth Lakes as follows:

Section 1. Section 2(e) of Resolution 09-76 hereby is amended to read as follows:

e. Projects that are required to provide inclusionary housing units on site may propose an alternate housing mitigation plan (AHMP) subject to review and comment by board of directors of Mammoth Lakes Housing and approval of the Planning and Economic Development Commission.

The AHMP may make use of strategies within the MLH "Housing Toolbox." Approval of an AHMP must be based on the findings that:

- 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.



**RESOLUTION NO. 09-76**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES,  
STATE OF CALIFORNIA, ESTABLISHING AN INTERIM AFFORDABLE  
HOUSING MITIGATION POLICY WHICH SHALL BE FOLLOWED TO MEET  
MUNICIPAL CODE SECTION 17.36**

**WHEREAS, on July 21, 2004 the Town Council approved Ordinance 2004-13,  
establishing Affordable Housing Mitigation regulations; and,**

**WHEREAS, on August 16, 2006 the Town Council adopted Ordinance 06-09  
amending said regulations; and,**

**WHEREAS, the Town is currently revising the Housing Element of the General  
Plan and developing a Housing Strategy in accordance with State law; and**

**WHEREAS, the Mammoth Lakes Housing Board designated a subcommittee  
("Subcommittee") of their Board to work with Town staff to review the current  
regulations and fee structure related to the housing mitigation program; and,**

**WHEREAS, the Subcommittee has also worked with the Capital Facilities  
Funding Committee, as appointed by the Town Council, and with Walter Kieser,  
Principal, Economic Planning Systems, a consultant retained by the Town of Mammoth  
Lakes, to determine the goals of the housing mitigation program, recommend a strategy  
to develop and implement revised housing mitigation policies, and prepare a policy that is  
consistent with investment and requirements of peer resorts; and,**

**WHEREAS, the Subcommittee has proposed policies intended to replace the  
existing Municipal Code provisions for calculating workforce housing mitigation  
requirements with an inclusionary requirement which will provide interim project  
evaluation policies and findings, pending the adoption of the updated Housing Element  
and a revised Municipal Code Chapter 17.36; and,**

**WHEREAS, the Municipal Code Section 17.36.050 allows for alternate  
mitigation proposals to deviate from the requirements set forth in the Municipal Code  
based upon a set of findings; and**

**WHEREAS, by this Resolution the Town Council hereby declares that all projects  
shall be evaluated based upon an alternate mitigation proposal that shall meet the findings  
contained in this Resolution or as originally set forth in Municipal Code Section  
17.26.050 and the formulas and requirements set forth in Section 17.36.030 shall not be  
applicable; and,**

WHEREAS, Municipal Code Chapter 17.36 shall be amended in two phases to reflect the policies contained in this Resolution by first rescinding appropriate sections of the Municipal Code and then by amending the entire Chapter of the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Mammoth Lakes, California, as follows:

1. That the above recitations are true.
2. New development in Mammoth Lakes shall be required to mitigate its impact on the demand for affordable and workforce housing based on the following:
  - a. All new residential (transient and non-transient) development of ten or more units and lodging of twenty or more rooms shall be required to construct on-site workforce housing at a rate of ten percent (10%) of all newly-constructed units within the project (e.g. a ten unit project will have 9 market rate units and one workforce unit) and at a target income level of 120% AMI or less. If the inclusionary percentage calculation results in fractional dwelling units, a proportional share of the in-lieu fee referenced below, shall be paid. The 10% requirement and 120% AMI target are based on current market conditions and shall be reviewed and revised annually prior to July 1<sup>st</sup> of each year.
  - b. Total project density, inclusive of workforce units, shall not exceed the maximum density for the zone in which the project is located unless the project applies for and receives a density bonus pursuant to Government Code 65915 et seq.
  - c. Certain project types are subject to a housing mitigation requirement, but shall not be required to provide on-site inclusionary units and may instead pay in-lieu fees. These project types are:
    - Small residential developments of nine or fewer units, and lodging developments of 19 or fewer rooms.
    - Non-lodging commercial developments.
    - Developments within the Industrial zone.
  - d. In-lieu fees for housing mitigation shall be established and updated annually by the Town Council as a component of, and in relationship to, the overall fee program for new development. The initial in lieu fee for multi-family units shall be \$23,222 pending adoption of a permanent fee.
  - e. Projects that are required to provide inclusionary housing units on-site may propose an alternate housing mitigation plan (AHMP) subject to Mammoth Lakes Housing Board and Planning Commission approval.

The AHMP may make use of strategies within the MLH "Housing Toolbox." Approval of an AHMP must be based on the findings that:

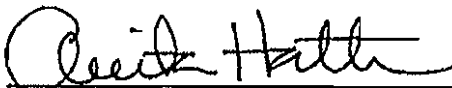
- On-site mitigation is undesirable for the community or infeasible.
  - There would be substantial additional affordable housing benefit derived from the alternate proposal. "Additional housing benefit" may be defined by a number of parameters including, but not limited to:
    - A greater number of 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.
- f. The following project types are exempt from all housing mitigation requirements:
- New single family residences under 2,500 square feet.
  - Projects of four or fewer units in the Residential Multi-Family 1 zone.
  - Additions to or remodels of single-family residences that would not cause total living area to exceed 2,500 square feet or are less than 400 square feet in aggregate per building for floor areas above 2500 square feet. Fees shall only be charged for the incremental square footage addition above the 400 square foot exemption.
  - Non-transient rental apartments and deed restricted units.
  - Retail and restaurant development within the Specific Plan, Commercial General, Commercial Lodging, and Resort zones.
- g. The livability requirements provided in attachment A shall apply to all workforce housing units built in accordance with this policy.

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of November, 2009.



NEIL Mc CARROLL, Mayor

ATTEST:



ANITA HATTER, Town Clerk



Town of Mammoth Lakes  
Mammoth Lakes Housing  
Workforce Housing Livability Requirements

In an effort to create workforce housing units that are appropriate and functional for the permanent residents who will live in these units as their home, MLH and the Town of Mammoth Lakes are adopting the following Workforce Housing Livability Requirements. These requirements are necessary to ensure that developers of inclusionary workforce housing units build units that meet minimum standards of square footage and amenities necessary for households living and working in Mammoth Lakes.

The main component of the livability requirement is that the workforce housing units provided shall be Functionally Equivalent to the market rate units that are being provided. The workforce housing units must be comparable in number and bedrooms, and number of bathrooms as the market rate units. Deed restrictions will be recorded against each workforce housing unit. Restrictions will be set at 80%, 100% and 120% equivalently throughout the project.

Workforce Housing Livability Requirements are as follows:

- 1) Workforce Housing units shall be located throughout the development.
- 2) Workforce Housing units must be provided proportionately in the same unit type mix as the market rate units, except for hotel developments where mitigation will be based on a two (2) bedroom unit.
- 3) The workforce housing units must have the minimum square footages as follows:
  - One (1) Bedroom Unit shall be no less than 750 square feet
  - Two (2) Bedroom Unit shall be no less than 1000 square feet
  - Three (3) Bedroom Unit shall be no less than 1300 square feet
  - Four (4) Bedroom Unit shall be no less than 1600 square feet
- 4) The developer shall provide EnergyStar rated kitchen appliances including range, refrigerator, dishwasher, and garbage disposal.
- 5) All materials and appliances must have a minimum one year warranty.
- 6) Adequate cabinets and storage space to be provided for kitchen, linens, bathrooms, and outdoor equipment. Storage space shall be appropriate to life in an active mountain community.

- 7) Sound insulation shall be provided within both the interior and exterior walls.
- 8) Adequate dining space shall be provided. This may be a separate room, part of a combined living/dining area, or in the kitchen.
- 9) All units shall have provisions for laundry. If washer/dryer are provided for market rate units they shall also be provided for in workforce housing units.
- 10) Bedrooms must be designed to accommodate two persons and have at least 120 square feet of useful living space in addition to adequate closet space. The master bedroom shall be larger than the secondary bedrooms. There must be an adequate number of bathrooms for the expected household sizes. Three and four bedroom units must have at least two full bathrooms. Other unit types (studio, one-bedroom and two-bedroom units) shall have the same number of bathrooms as the market rate units.
- 11) The external appearance, finishing materials and quality of construction of the workforce housing units and any landscaping, private yards or open space that is part of the workforce housing unit property must be identical to the market rate units in the project.
- 12) All project facilities, amenities and parking must be available on the same basis to the affordable housing units as to the market units.
- 13) Access to personal outdoor space shall be provided from each unit.

If a developer is willing to provide deed restricted rental housing instead of deed restricted for sale units the Town may consider reducing one or more of the livability requirements provided that basic functionality and livability are not compromised. Such determination to be at the sole discretion of the Town.

