



MAMMOTH LAKES HOUSING BOARD

MINUTES OF REGULAR MEETING

JULY 1, 2019

CALL TO ORDER

President Kirk Stapp called the meeting to order at 6:04 p.m.

ROLL CALL

President Kirk Stapp, Vice President Stacy Corless, and Board Members Lindsay Barksdale, Zoraya Cruz, Tom Hodges, Jiselle Kenny, Agnes Vianzon and Richard Plaisted were present. Board Member John Wentworth was absent.

PUBLIC COMMENTS

There were no comments given at this time.

4. Approval of minutes from the June 3, 2019 regular Board meeting – action item

ACTION: It was moved by Board Member Lindsay Barksdale, seconded by President Kirk Stapp, with Board Member John Wentworth absent, and carried by an 8-0 voice vote to approve the minutes from the June 3, 2019 regular Board meeting.

5. Presentation from Rob Patterson, Administrative Services/Finance Director for the Town of Mammoth Lakes regarding Measure A allocations – information item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson introduced Administrative Services/Finance Director Rob Patterson.

Mr. Patterson presented an analysis of Measure A Fund allocations, past and present, and explained how Measure A Fund Reserves may be requested, and who is eligible to make such requests. He answered questions from the Board regarding how the community could initiate a redistribution of Measure A Funds, and about other sources of funding generated for housing through the Town.

There was discussion between Mr. Patterson, Ms. Robertson and members of the Board.

SPEAKING FROM THE FLOOR:

Sandy Hogan spoke in support of comments made by members of the Board and the work that MLH Staff had done. Ms. Hogan suggested MLH create a committee to go to the Town Council to request additional funding. She also spoke in support of creating more workforce housing.

6. Discussion and approval of the MLH-Town Contract – action item

Executive Director Patricia Robertson presented the updated draft of the Mammoth Lakes Housing (MLH) - Town of Mammoth Lakes (TOML) contract, and asked for Board approval. There was discussion between Ms. Robertson and members of the Board.

SPEAKING FROM THE FLOOR:

Administrative Services/Finance Director Rob Patterson explained how the accounting worked with the MLH-TOML contract. He discussed some of the elements of the Contract, and how MLH could request additional funds if necessary.

ACTION: It was moved by Board Member Tom Hodges, seconded by Board Member Lindsay Barksdale, with Board Member John Wentworth absent, and carried by an 8-0 voice vote to accept the current draft of the MLH-Town Contract and for approval of its presentation to the Town Council.

7. Discussion and possible approval of a joint letter with the Town of Mammoth Lakes to the Department of Housing & Urban Development regarding a proposed rule that would evict thousands of mixed-immigration status families from subsidized housing – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson read part of the joint letter with the Town that MLH would like to send to the Department of Housing & Urban Development (HUD).

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Vice President Stacy Corless, seconded by Board Member Zoraya Cruz, with Board Member John Wentworth absent, and carried by an 8-0 voice vote to approve the joint letter with the Town of Mammoth Lakes to the Department of Housing & Urban Development regarding a proposed rule that would evict thousands of mixed-immigration status families from subsidized housing.

8. Approval of the Certificate of Amendment of Articles of Incorporation of Mammoth Lakes Housing, Inc. – action item

Executive Director Patricia Robertson outlined the information in the staff report, and reviewed the required changes that staff, with the assistance of legal counsel, made to the Certificate of Amendment of the Articles of Incorporation. There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Board Member Jiselle Kenny, seconded by Board Member Tom Hodges, with Board Member John Wentworth absent, and carried by an 8-0 voice vote to approve the Certificate of Amendment of Articles of Incorporation of Mammoth Lakes Housing, Inc.

9. 238 Sierra Manor Road Update – information item

Executive Director Patricia Robertson outlined the information in the staff report.

Board Member Tom Hodges requested that staff get a preliminary cost estimate for the project, and complimented staff on their selection of architect, Kevin Daly. There was discussion between Staff and members of the Board.

10. The Parcel Update – information item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson handed out the "Draft Guiding Principles and Development Objectives" page from the *Plan The Parcel* pamphlet.

SPEAKING FROM THE FLOOR:

Associate Civil Engineer Amy Callanan said that the Town hoped for volunteers to work at the Parcel information table at the 4th of July weekend festivities in the Village on July 5th, and discussed other upcoming recreational events that the Town would like volunteer assistance with related to The Parcel. Ms. Callanan said that Lisa Wise Consulting, and the entire consulting team would be coming back to the Town to make an additional presentation at the August workshop, and said that Jen Daugherty and Spencer Johnson from Lisa Wise Consulting would be back in town for multiple events in July and August prior to the workshop. She said that there may be an additional survey coming out related to The Parcel and that the Town appreciated MLH's support.

There was discussion between Ms. Callanan, Ms. Robertson and members of the Board.

11. MLH Monthly Update – information item

Executive Director Patricia Robertson presented MLH's Monthly Update. She highlighted that there were 6 rehabilitation inquiries during the month of June. Staff has begun annual deed restriction stewardship and loan portfolio monitoring which is 31% complete. Staff will begin implementation of the moderate-income down payment assistance program funded through the Town of Mammoth Lakes as soon as the MLH-Town Contract is executed. She reported that the median year-to-date home sales price is \$799,000 and the median year-to-date condo price is \$450,000. She announced to the Board her ongoing work on regional partnerships which included a meeting of the Chamber Housing Steering Committee, and conversations with the Inyo County CAO and Director of Health & Human Services.

12. Updates from Committees – information item

a. Governance (standing)
Kirk, Stacy, and Agnes

Board Member Agnes Vianzon gave an update on the progress that the Governance Committee had made. Ms. Vianzon said the Committee discussed developing a partnership agreement and matrix, sending out a partnership newsletter, creating an annual partnership meeting and starting the Executive Director evaluation process, including a self-evaluation, to present to the Board in August. She said the Committee planned to review the bylaws and articles of incorporation and would consider items such as term limits, number of terms allowed, allowing other jurisdictions to serve, and rotating officers. The committee also discussed starting the regular Board meetings 30 minutes earlier going forward to gather topics for the Governance calendar and training ideas for the Governance Committee.

There was discussion between Ms. Robertson and members of the Committee. There was consensus to start the August Board meeting at 5:30 PM.

b. Diversity, Equity, & Inclusion (standing)
Zoraya, Jiselle, and John

Board Member Jiselle Kenny gave an update on the first Diversity, Equity and Inclusion (DEI) Committee meeting. Ms. Kenny said that the Committee discussed engaging the Latino Community. She said the Committee would like to have a presence, and be available to answer questions, at Parcel meetings, and wanted to plan additional meetings regarding The Parcel and various community topics to better engage the Latino Community. She also said they wanted to plan DEI training for MLH Board members.

Board Member Agnes Vianzon said she could give referrals for DEI trainers, and said that there was a discussion about creating Board meeting agreements with procedures to address when the agreements are not being upheld.

There was discussion among members of the Board.

c. Programs & Housing Development (ad-hoc)
Tom, Richard, and Lindsay

This committee had not met yet, and had nothing to report.

d. Marketing & Communications (ad-hoc)
Jiselle, John, and Stacy

Board Member Jiselle Kenny reported that the Committee would like to have meetings to introduce the Board and Staff to the public, and to create basic education so the community knew MLH's goals and purpose, i.e. a "Road Show". Ms. Kenny said the Committee wanted to design a marketing piece to distribute with MLH's information, update the MLH website, and double their email list. She said there was no specific marketing budget for subcommittees at this time and would like that addressed.

There was discussion among members of the Board.

13. Board Member Reports

Vice President Stacy Corless said that Mono County was recruiting for a new County Administrative Officer (CAO), and discussed the recent Meet and Greet events and interview process. Ms. Corless said that Mono County's proposed Fiscal Year 2019/20 budget allocated \$200,000 for housing, and that the funds remaining from Fiscal Year 2018/19's budget allocation of \$200,000 for housing would rollover. She also said Mono County may add a housing position in the CAO's office. She said there was an item on Mono County's agenda for their next meeting that would request approval of an exclusive negotiating agreement with Integrity Housing for a permanent supportive housing development in Mammoth. Ms. Corless addressed a letter to the editor of The Sheet regarding the 71 Davison Road property being fenced. She said the County was trying to sell that property and that there had been a proposal to create permanent supportive housing on that property; however, the neighbors rejected the plan. She said that Mono County's website had information regarding the Tioga Inn Project at the Mobil Mart in Lee Vining.

Ms. Robertson said that she was on the Mono County Planning Commission and that the proposed Tioga Inn Project would include approximately 100 employee housing units in addition to a hotel, a restaurant and possible expansion of the Mobil Mart.

Board Member Tom Hodges asked Ms. Corless if MLH could approach the Mono County Board of Supervisors to create a housing position that would assist other parts of the county in addition to Mammoth.

Board Member Jiselle Kenny attended the community Parcel Meeting. She said she would like to see more public engagement, and was looking forward to seeing the project move forward.

President Kirk Stapp said that he had spoken with Dennis Domaille, owner of the Tioga Mart, about the Tioga Inn Project and said that Mr. Domaille wanted the homes to be at market rate. Mr. Stapp voiced concerns about whether or not there would be any restrictions on the units. Mr. Stapp said that the Town and Planning Commission met, and Lisa Wise Consulting gave a presentation regarding The Parcel. He spoke about frustrations with the length of time it was taking to get the project started and the possibility of temporary housing as part of the planning process.

There was discussion between Ms. Robertson and members of the Board.

14. Adjourn

The meeting was adjourned at 8:27 p.m. to the next regular meeting on August 5, 2019.

Respectfully submitted,

Angela DeLisle
Asst. Clerk