



MAMMOTH LAKES HOUSING BOARD

MINUTES OF REGULAR MEETING

OCTOBER 7, 2019

CALL TO ORDER

President Kirk Stapp called the meeting to order at 5:37 p.m.

ROLL CALL

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

5:30 – 6:00 PM WORK SESSION – The Board will discuss potential future governance trainings and/or strategic topics to agendaize for future meetings and will share dinner with one another. No distinct action will be taken.

Executive Director Patricia Robertson discussed potential future meeting topics to include Affordable Housing Development Financing 101, affordable housing overlay zones, land trust models, and tax measure processes.

Board Member Tom Hodges initiated a discussion about the Town setting priorities related to financing for affordable housing.

Board Member Lindsay Barksdale spoke about the strategic priority to develop a fundraising committee as a governance training topic.

Board Member Jennifer Kreitz discussed the difficulty of finding developers in our region.

President Kirk Stapp discussed several priorities in the Town that were currently unfunded. Mr. Stapp reported that the major tax sources for the Town were Transient Occupancy Tax (TOT), Sales Tax, Utilities Taxes, and the Franchise Agreement and said the Town needed to consider imposing a lift tax. He stated that the operational budget for the Town would go up about \$1,000,000 next year due to staffing, equipment and maintenance.

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

PUBLIC COMMENTS

Executive Director of the Chamber of Commerce Ken Brengle spoke about the level of service our community was trying to provide to visitors and the fact that it was being affected due to the increase in tourists and the ability to service them satisfactorily with overworked staff. Mr. Brengle said that he felt it was hard to retain employees due to the shortage of workforce housing.

4. Approval of the minutes from the September 9, 2019 regular Board meeting – action item

ACTION: It was moved by Board Member Jennifer Kreitz, seconded by Board Member Lindsay Barksdale, with Vice President Stacy Corless, Board Members Zoraya Cruz and Jiselle Kenny absent, and carried by a 6-0 voice vote to approve the minutes from the September 9, 2019 regular Board meeting.

5. The Board will receive a presentation of the Chamber of Commerce's Workforce Housing Program, website, and progress to date – informational item

Mammoth Lakes Chamber of Commerce Executive Director Ken Brengle introduced Workforce Housing Coordinator Curtis Shapiro.

Executive Director Patricia Robertson outlined the information in the staff report regarding the initiatives being undertaken by the Chamber and how they relate to the Community Housing Action Plan.

Mr. Brengle and Mr. Shapiro presented information regarding workforce housing. Mr. Shapiro presented the Chamber's new Mammoth Lakes Workforce Housing Program website and spoke about how the Chamber would utilize the information gathered there to match potential renters with homes and other renters. Mr. Brengle discussed the attempts they were making to encourage second homeowners to move from short-term rentals to long term rentals, as well as approaching local residents about renting out individual rooms.

Mr. Shapiro outlined the information in the Workforce Housing Program Deliverables Report.

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

6. Accept the resignation of Stacy Corless, Vice President, as the Mono County Board of Supervisor's representative – action item

Executive Director Patricia Robertson announced Vice President Stacy Corless' resignation effective November 30, 2019.

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

ACTION: It was moved by President Kirk Stapp, seconded by Board Member Jennifer Kreitz, with Vice President Stacy Corless and Board Members Zoraya Cruz and Jiselle Kenny absent, and carried by a 6-0 voice vote to accept the resignation of Vice President Stacy Corless as the Mono County Board of Supervisor's representative.

Ms. Robertson said they would wait until she returned from maternity leave to actively recruit a Board Member for the open seat.

7. The Board will elect a Vice President – action item

Executive Director Patricia Robertson outlined the information in the staff report and recommended that the Board appoint Jennifer Kreitz as the Vice President of the Board.

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

ACTION: It was moved by Board Member Lindsay Barksdale, seconded by President Kirk Stapp, with Vice President Stacy Corless, and Board Members Zoraya Cruz and Jiselle Kenny absent, and carried by a 6-0 voice vote to appoint Jennifer Kreitz as the Vice President.

8. The Board will discuss and assign various committee appointments – action item

Executive Director Patricia Robertson discussed the standing committees and ad hoc committees that had been previously established and asked the members of the Board if they would like to change the appointments to the various committees.

Vice President Jennifer Kreitz said she would like to join the Programs and Housing Development Committee.

Board Member Lindsay Barksdale said she would like to join the Marketing and Communications Committee and stay on Programs and Housing Development Committee.

Ms. Kreitz recommended that each committee appoint a lead member and an appointed staff person to confer with when necessary.

Board Member Agnes Vianzon asked to resign as an MLH representative for the Chamber of Commerce.

Board Member Tom Hodges asked to be added as an MLH representative for the Chamber of Commerce.

Board Member Richard Plaisted asked to be added as an MLH representative for the Chamber of Commerce.

Ms. Robertson said that Board Member Zoraya Cruz had not attended any of the Chamber of Commerce Board Meetings and said she would contact Ms. Cruz to see if she would like to resign as an MLH representative.

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

ACTION: It was moved by Vice President Jennifer Kreitz, seconded by Board Member Tom Hodges with Board Members Stacy Corless, Zoraya Cruz and Jiselle Kenny absent, and carried by a 6-0 voice vote to accept the changes to the Committees as discussed and to appoint Board Member Richard Plaisted as a representative of MLH to the Chamber of Commerce Board if Zoraya Cruz agreed to resign as a representative.

- 9. The Parcel Update, the Board will receive an update on The Parcel progress and possibly approve a comment letter to the Town Council and the Planning & Economic Development Commission regarding the Design Alternatives – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson presented the information in the Town Council's agenda packet for the October 9 joint workshop between the Town Council and the Planning and Economic Development Commission.

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

Ms. Robertson and the Board reviewed the revisions that were previously made to the draft of the Public Comment Letter on the Land Use Planning Effort for The Parcel to be submitted to the Town Council on behalf of the MLH Board and made additional revisions.

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

ACTION: It was moved by Board Member Tom Hodges, seconded by Vice President Jennifer Kreitz, with Board Members Stacy Corless, Zoraya Cruz and Jiselle Kenny absent and carried by a 6-0 voice vote to approve the revised draft of the comment letter to the Town Council and the Planning & Economic Development Commission (PEDC) on the Land Use Planning Effort for The Parcel regarding the Design Alternatives as amended with changes to be made by staff and submitted to the Town Council and PEDC.

- 10. MLH Monthly Update – information item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson announced that MLH received notification of recertification of their Community Housing Development Organization status, which would be good for the next three years, and made them eligible to apply for the Home Investment Partnership Program Notice of Funding Availability (HOME NOFA). She said staff member Diane Doonan would attend the Contractor's Association's next meeting to promote the Rehabilitation Program and said that they had met with Code Compliance and gave them flyers about the program.

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

- 11. Updates from Committees – information item
 - a. Governance (standing)
Kirk, Stacy, Agnes

Executive Director Patricia Robertson said the Committee met to discuss her performance review.

Vice President Jennifer Kreitz reported that the Committee discussed that the work program for the Executive Director should be consistent with the MLH Strategic Plan and the Community Housing Action Plan and be in sync going forward with a prioritization of an emphasis on delivering homes to the communities in the region.

There was discussion among members of the Committee.

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

Ms. Robertson said that the Diversity, Equity and Inclusion (DEI) Committee did not meet and reported that she had been working on getting DEI training for the Board.

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

Board Member Tom Hodges said that the Committee did not meet last month.

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

There was no report from the Marketing and Communications Committee.

12. Board Member Reports

Board Member Richard Plaisted reported that he would not be able to attend the November meeting.

Board Member Jennifer Kreitz gave an update on the Davison house and reported that there was a buyer for the property that was interested in using the California Surplus Lands Act, and said the property would have to be used for ongoing long-term affordable housing consistent with the State Law. Ms. Kreitz said she would be leading a group on a rural initiative community county caucus with the National Association of Counties Association (NACo) targeting affordable housing for rural counties across the Nation and reported that Mono County was one of twelve counties selected for this program. She said that Executive Director Patricia Robertson, Town of Mammoth Lakes Associate Planner Nolan Bobroff and Susi Bains Chair of the Eastern Sierra (ES) Continuum of Care (CoC) would be on her team. She said that she had attended MLH's Landlord and Tenants Rights workshop on October 1 and found the information very useful. She discussed requirements of Budget Trailer Bill AB113 and expressed her concerns about not having free legal aid in Mono County or Inyo County. Ms. Kreitz reported that she had been in Sacramento last month meeting with a friend that had previously worked for California Housing and Community Development (HCD) and said that they were very understaffed which was why they were so behind on the NOFAs and contracts and she felt that it was almost a State of Emergency and hoped the Governor would step in.

Board Member Tom Hodges reported that one of the development sites in the Village was sold recently to the Little Nell Hotel Group out of Aspen and said the plan for the property was to build a Limelight Hotel with a few of its units for sale as residences and said that he expected it to move forward quickly, but didn't expect employees to be hired and working until 2021. He also said that he heard that the Yotel planned on breaking ground next year. He said that between these two properties there would likely be 150-200 new employees which would increase the need for workforce housing. Mr. Hodges said that Mammoth Mountain Ski Area (MMSA) was approached by a seller of a bed and breakfast property, however, he said that it wasn't something MMSA felt would work for the Mountain. He also gave an update on construction projects at the Mountain and the Timber project at June Mountain and said they were donating housing for the crew working on the Lakes Basin Project.

President Kirk Stapp reported that the Town was considering the purchase of a couple of units. Mr. Stapp said that the Yotel had not submitted anything yet, and with the new growth the housing shortage would get worse. He also commented on the large crew moving dirt out by Snowcreek and said he was not sure where they were being housed.

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

CLOSED SESSION

13. Pursuant to Government Code Section 54957, the Board will hold a closed session to consider the evaluation of performance of an employee, title: Executive Director.
14. Pursuant to Government Code Section 54957.6 the Board shall hold a closed session with the Board's designated representative(s), the Governance Committee (Kirk Stapp, Jennifer Kreitz, Stacy Corless, Agnes Vianzon), regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action is to be taken. Announcement of Action Taken in Closed Session

The Board went into closed session at 8:27 p.m.

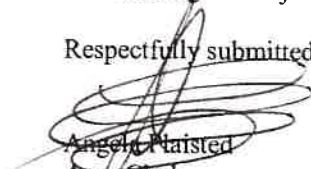
The Board reconvened at 9:28 p.m.

President Kirk Stapp stated that there was no reportable action.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m. to the next regular meeting on November 4, 2019.

Respectfully submitted,


Angela Maisted
Ass. Clerk

Town of Mammoth Lakes



Patricia Robertson
Secretary
Mammoth Lakes Housing, Inc.