



MAMMOTH LAKES HOUSING BOARD

MINUTES OF REGULAR MEETING

FEBRUARY 3, 2020

CALL TO ORDER

President Kirk Stapp called the meeting to order at 6:02 p.m.

ROLL CALL

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

PUBLIC COMMENTS

Town of Mammoth Lakes Associate Planner Nolan Bobroff described the Town Density Bonus Program.

There was discussion between Mr. Bobroff, Executive Director Patricia Robertson and members of the Board.

Vice President Jennifer Kreitz suggested that the Board have a special meeting to discuss the program.

Mr. Bobroff offered to make a presentation if they held a special meeting.

There was consensus from the Board to hold a special meeting on February 10th.

3. Affordable Housing Finance Training, presented by Eileen Piekarz of Rural Community Assistance Corporation – information item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson introduced Rural Community Assistance Corporation (RCAC) Housing Specialist Eileen Piekarz.

Ms. Piekarz discussed the purpose and mission of the RCAC. Ms. Piekarz led an Affordable Housing Finance training session for staff and members of the Board.

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

The Board went into recess at 7:37 p.m.

The Board reconvened at 7:44 p.m.

4. Approval of the minutes from the December 2, 2019 regular Board meeting – action item

ACTION: It was moved by President Kirk Stapp, seconded by Board Member Lindsay Barksdale, with Board Member Zoraya Cruz absent, and carried by a 7-0 voice vote to approve the minutes from the December 2, 2019 regular Board meeting.

5. Review and approve the MLH and Sierra Housing Advocates, LLC FY 2019-20 Second Quarter Draft Financial Statements – action item

This item was continued to the next regular meeting.

6. Approval of Mammoth Lakes Housing, Inc. Resolution 20-01 Approving the Creation of an Ad-Hoc Nominations Committee – action item

President Kirk Stapp noted that there was a correction to be made to the staff report regarding the number of Board Members established in MLH's Bylaws.

Executive Director Patricia Robertson reported that there was a vacancy on the Board. Ms. Robertson said that if the Board would like to fill the position, the process to do so was to establish an Ad Hoc Committee.

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

ACTION: It was moved by Vice President Jennifer Kreitz, seconded by Board Member Jiselle Kenny, with Board Member Zoraya Cruz absent, and carried by a 7-0 voice vote to approve the Mammoth Lakes Housing, Inc. Resolution 20-01 Approving the Creation of an Ad-Hoc Nominations Committee to begin the recruitment of a ninth Board Member.

7. Appointment of the Ad-Hoc Nominations Committee – action item

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

Board Members Lindsay Barksdale and Tom Hodges, and Executive Director Patricia Robertson volunteered to be on the Ad Hoc Nominations Committee.

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

ACTION: It was moved by Board Member Jiselle Kenny, seconded by Board Member Agnes Vianzon, with President Kirk Stapp and Vice President Jennifer Kreitz abstaining, and with Board Member Zoraya Cruz absent, and carried by a 5-0 voice vote to appoint Board Members Lindsay Barksdale and Tom Hodges, and Executive Director Patricia Robertson to the Ad Hoc Nominations Committee.

8. Consider the Notice of Funding Availability from the State Department of Housing & Community Development's CalHome Program and possibly approve Resolution 20-02 authorizing a funding application – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson asked the Board for input and approval of Resolution 20-02 which would authorize submission of a CalHome application under the 2019 Notice of Funding Availability (NOFA).

There was discussion between staff and members of the Board.

ACTION: It was moved by Vice President Jennifer Kreitz, seconded by Board Member Jiselle Kenny, with Board Member Zoraya Cruz absent, and carried by a 7-0 voice vote to approve Resolution 20-02, for a CalHome application for funding under the 2019 NOFA for Mortgage Assistance of \$500,000 and an Accessory Dwelling Unit (ADU) Program in the amount of \$500,000 for a total of \$1,000,000.

9. The Parcel Update – information item

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

SPEAKING FROM THE FLOOR:

Town Manager Dan Holler gave an update on the status of The Parcel. Mr. Holler discussed the Town Council's financial commitment of \$1,000,000 for California Environmental Quality Act (CEQA) work and Gap Financing for The Parcel, and their pre-commitment to apply a portion of excess Transient Occupancy Tax (TOT) funds towards The Parcel. He reported that Mammoth Lakes Tourism supported the use of excess TOT funds for The Parcel. He discussed additional funds that the Town had set aside for other potential housing needs.

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

10. Receive an update regarding 238 Sierra Manor Road project and possibly approve expenditure of funds to obtain 100% permit ready plans – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson reported that staff had submitted the Home Investment Partnerships Program (HOME) application and presented copy of it for the Board to review. She requested that they have a discussion to determine if the Board would approve an expenditure of \$240,000 to obtain the permit ready set of plans from Kevin Daly Architects, and presented various funding options. Ms. Robertson discussed relocation plans for the property's current tenants.

SPEAKING FROM THE FLOOR:

Town Manager Dan Holler discussed funding alternatives for the project.

Community and Economic Development Director Sandra Moberly reported that there were no plans at this time for the Town to apply for a Community Development Block Grant (CDBG).

Mr. Holler suggested Ms. Robertson work with Ms. Moberly to schedule a public hearing for an application for CDBG funding to be used for a planning grant.

There was discussion between Mr. Holler, Ms. Moberly, staff and members of the Board.

The Board gave staff direction to work with the Town to apply for a CDBG planning grant.

11. MLH Monthly Update – information item

Executive Director Patricia Robertson outlined the information in the Monthly Status Report.

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

12. Updates from Committees – information item

- a. Governance (standing)
Kirk, Jennifer, Stacy, Agnes

No report was given.

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

No report was given.

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

Board Member Tom Hodges reported that the committee had discussed the development of an Accessory Dwelling Unit (ADU) program and said they hoped to create a streamline program for ADUs with preapproved plans that would be available at the Town. Mr. Hodges said the Committee would like to include an incentive from the Town with a reduction in fees and possibly a loan or deed restriction program. He said that he had spoken with two modular companies, one based in Idaho and the other based in Los Angeles. Mr. Hodges said the companies were interested in working with Mammoth Lakes Housing. He said he had looked at homes online from both of the companies and said he felt that they were attractive units.

Vice President Jennifer Kreitz said that she thought staff should work with Associate Planner Nolan Bobroff to create a plan to move forward with the process to create preapproved plans for ADUs. Ms. Kreitz reported that the County had applied for Senate Bill 2 (SB2) funding specifically for predesigned ADUs for Mono County. She said that the Town could possibly collaborate with the County on a Request For Proposal (RFP) for a design on an ADU plan. Ms. Kreitz said that getting the units occupied would be a challenge, and said that it was common for people to want the ADUs for extra space with no intention of renting them. She said there would need to be a plan to make sure they were used as rental homes for local residents.

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

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

No report was given.

- e. Workforce Housing Program Steering Committee (Chamber)
Richard Plaisted, Tom Hodges

Board Member Richard Plaisted reported that the Mammoth Lakes Chamber of Commerce's Workforce Housing Steering Committee had been working on an informational mailer to send out to homeowners regarding their program. Mr. Plaisted said that he thought the Steering Committee would be in agreement with a potential ADU program.

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

13. Board Member Reports

Board Member Tom Hodges reported that local realtor Rob Nott had approached Mammoth Mountain Ski Area (MMSA) regarding a bed and breakfast on Old Mammoth Road that was for sale and could potentially be used for workforce housing. Mr. Hodges said that MMSA did not feel that it would work for their purposes, but he wanted to let MLH know about it. He reported that the asking price was \$1.9M. He said that the property could house approximately 30 employees and had a lot of parking.

Vice President Jennifer Krietz reported that she worked with MLH Intern Jake Castro on the Point and Time Counts. Ms. Krietz said that there were lot of people parking by the Geothermal Plant, and that there was only one car at the Scenic Loop. She announced that the County recently had a Housing Authority meeting and said they had tried to get Stanislaus Housing Authority to come talk to the County about what they do. Ms. Krietz said that the County had been developing a job description for a Housing Coordinator and said that they were trying to hire an Assistant Chief Administrative Officer (CAO) and move into their new offices. She spoke about Senate Bill 50 (SB50) and Assembly Bill 1279 (AB1279).

President Kirk Stapp reported that there had been a lot of car camping throughout the community.

- 14. Comment on the potential ballot measure to increase TOT by 1% for housing purposes.

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

Board Member Jiselle Kenny left the meeting at 9:31 p.m.

SPEAKING FROM THE FLOOR:

Town Manager Dan Holler spoke about the request from the Town Council regarding their recommendation to increase the Transient Occupancy Tax (TOT) by 1% to be specifically dedicated to funding workforce/affordable housing and gave additional background as to why the increase was recommended. Mr. Holler said that the Council wanted to gather information to determine if there was general interest from the community to support the increase. He said the measure would need to be received by the County by July 14th in order to be added to the November ballot.

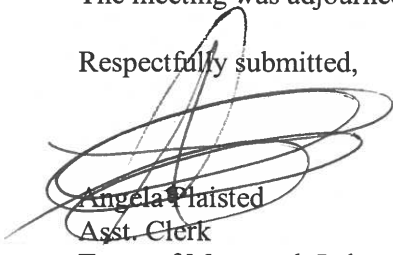
There was discussion between Mr. Holler, Ms. Robertson and members of the Board.

There was consensus from the Board that they needed to obtain more information prior to giving their support of the increase. Ms. Robertson said she would add the item to the March meeting as an action item.

15. Adjourn, to the regular Board meeting scheduled for March 2, 2020

The meeting was adjourned at 10:01 p.m.

Respectfully submitted,



Angela Plaisted
Asst. Clerk
Town of Mammoth Lakes

Patricia Robertson
Secretary
Mammoth Lakes Housing