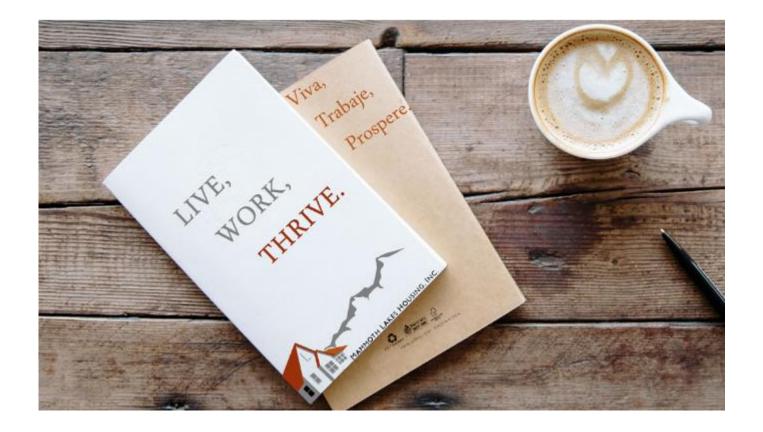
August 15, 2017 Regular Meeting Item #7b Community Development

Mammoth Lakes Community Housing Action Plan



Mammoth Lakes Community Housing Action Plan:

Live, Work, Thrive

Board of Supervisors – August 15, 2017

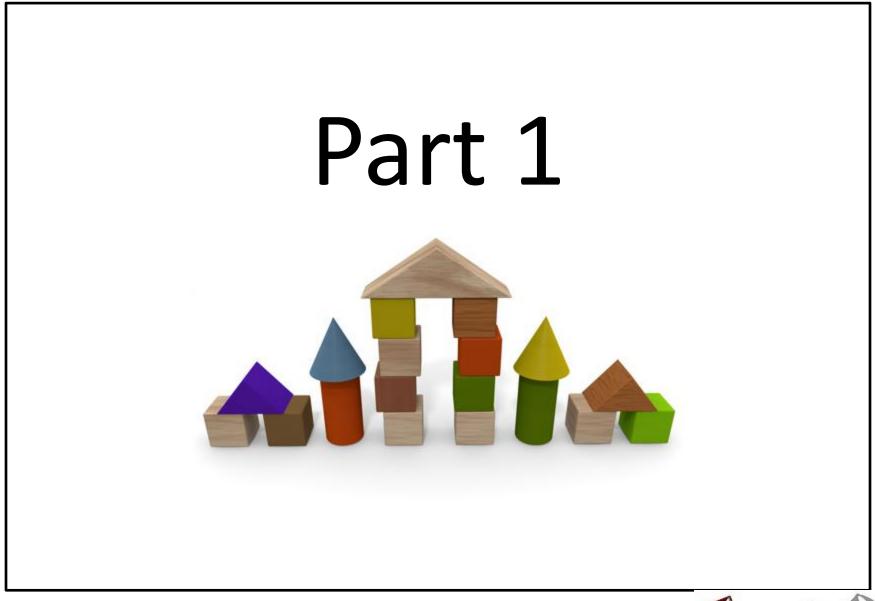
2 Part Process

- 1. Housing Needs Assessment July 19th
 - Needs
 - Accomplishments
 - Opportunities & Constraints

2. Community Housing Action Plan – Nov. 15th

- Goals
- Priorities
- Strategies & Policies







Community Housing Needs

| Summary of Housing Needs | | |
|--|-----|--|
| Catch-Up | 330 | |
| Overcrowded Households (5% of households, 170 households) | 55 | |
| In-commuters that want to move (19% of 2,100 commuters (400 workers)) | 220 | |
| Unfilled jobs (4% of jobs, 120 jobs) | 55 | |
| Кеер-Uр | 275 | |
| Retiring employees (7% of jobs of interviewed employers, 100 total) | 45 | |
| New jobs (610 new jobs; 77% housed) | 220 | |
| TOTAL through 2022 | 595 | |
| Market rate | 255 | |
| Housing gap | 340 | |



Summary of Current Housing Accomplishments

| Action | Outcome |
|---|--|
| Passed Measure 2002A increasing the TOT | \$14.9 million in Transient Occupancy Tax dollars invested in housing. |
| Acquired state and federal housing funds | \$44 million in state and federal financing and grants for housing programs, rehabilitation and development. |
| Developed and rehabilitated community housing | Constructed 48 units for local homebuyers, 28 of which are deed-restricted; and Constructed 78 rentals and rehabilitated four units for very low- and low-income renters. |
| Utilized Low Income Housing Tax Credits | To build Aspen Village Apartments, Mammoth Apartments and Bristlecone, totaling 108 apts |
| Enacted Inclusionary Zoning | Produced 131 community housing units for ownership and rent; Restrictions range from 60% AMI to 200% AMI; and Provided \$3.5 million in cash in-lieu funds and 4.34 acres of land. |
| Enacted Affordable Housing Impact Mitigation Fees (2015) | Outcome to be determined: reduces inclusionary housing requirements, increases fees for some non-residential uses, holds constant or reduces others. About \$100,000 in fees collected since 2015. |
| Enacted Affordable Housing Overlay Zone | Applied to one 25-acre parcel; requires community housing when development occurs. |
| Managed deed-restricted units | Oversaw compliance to preserve affordability over time; Modified deed restrictions to remedy problems; and Established a revolving loan fund commitment (\$300,000 each from the town and county) to help preserve deed restrictions. |



Accomplishments cont.

| Action | Outcome |
|---|--|
| Converted a motel into Glass Mountain Apts | Converted a transient use motel to long term affordable rentals utilizing federal funding |
| Provided homebuyer assistance | Secured over \$4 million; Established collaborations with Mono County and City of Bishop; Collaborated with local employers; Assisted over 60 households. |
| Employer-provided housing | At least 139 rental units provided by major private and public-sector employers, 97 of which provide 390 beds for seasonal employee occupancy. |
| Regional coordination | MLH is a regional Community Housing Development Organization (CHDO), assisting households throughout the county; Inyo Mono Advocates for Community Action (IMACA) operates a weatherization and energy assistance program available in Mammoth Lakes. |
| Helped residents and employees live in Mammoth Lakes | About 7% of residents reside in deed-restricted ownership or rental units in Town. These units have permitted essential service, education, health care, emergency services, utilities and civic employees to reside in Town; helped keep families with children in the community; and maintained affordability for residents over time. |

MOTH LAKES HOUSING, INC.

Constraints

Local economy:

- Low unemployment rate need to import workers
- Lack of economic diversification low wages
- High level of employment seasonality
- Purchase by Aspen/KSL



Constraints

Housing supply:

- Limited land
- High cost to build
- Poor condition of existing units
- Loss of community housing entitlements/Plan renegotiations



Advantages

- Town of Mammoth Lakes and Mammoth Lakes Housing
 - Track record of creating community housing
 - Strong homeownership assistance program
 - Expertise in securing state and federal funding
- Employers active in providing employee housing
- Local and regional resources and opportunities







Action Plan Process

- Community Work Sessions
 - Local Housing Goals and Objectives July 27th
 - Housing Tools Identification and Prioritization August 17th 6-8pm in Suite Z
 - Open House Review of Draft Plan October 6th
 Mammoth Brewing Co. 11:30am-1:30pm & 5-7pm
- Additional Housing Working Group Discussions
 September 14, 15, 21, 22 & October 5
- Final Plan Presentation to Town Council, MLH Board & PEDC – November 15th 4-6pm in Suite Z



Follow the Process

All agendas, materials, notes and documents are available at:

www.HouseMammothLakes.com*

*Website if available in both English & Spanish



8/15/2017



Questions?

Thank you!

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