



# **AGENDA**

## **MONO COUNTY HOUSING AUTHORITY**

### **STATE OF CALIFORNIA**

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z, Mammoth Lakes, CA 93546

**June 19, 2018**

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#### **TELECONFERENCE LOCATIONS:**

1) First and Second Meetings of Each Month: Mammoth Lakes CAO Conference Room, 3rd Floor Sierra Center Mall, 452 Old Mammoth Road, Mammoth Lakes, California, 93546; 2) Third Meeting of Each Month: Mono County Courthouse, 278 Main, 2nd Floor Board Chambers, Bridgeport, CA 93517.

**NOTE:** In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Shannon Kendall, Clerk of the Board at (760) 932-5533. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517), and in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at [www.monocounty.ca.gov](http://www.monocounty.ca.gov). If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

1:00 PM Call meeting to Order

Pledge of Allegiance

#### **1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

#### **2. AGENDA ITEMS**

##### **A. Housing Authority Minutes**

Departments: Clerk of the Board

Approval of minutes from the Housing Authority meeting held on June 20, 2017.

**Recommended Action:** Approve the minutes from the Housing Authority meeting held on June 20, 2017.

**Fiscal Impact:** None.

**B. Mono County Housing Authority Purpose**

Departments: CDD, Finance

10 minutes

(Wendy Sugimura) - A discussion about the purpose of the Mono County Housing Authority and its capacity.

**Recommended Action:** None - informational only.

**Fiscal Impact:** Costs to staff the Housing Authority and programs, and costs of any programs run by the Housing Authority.

**C. Housing Program Update**

Departments: Community Development

15 minutes

(Megan Mahaffey) - Review of current housing assistance programs in Mono County.

**Recommended Action:** None; Informational only. Provide any desired direction to staff.

**Fiscal Impact:** None.

**D. Home Investment Partnerships Program (HOME) Update**

Departments: Community Development

10 minutes

(Patricia Robertson) - The Mono County First Time Homebuyer program was funded most recently with a grant award of \$700,000 from the Home Investment Partnerships Program (HOME) through the state. This program was complete in January 2018 and assisted four families in purchasing homes.

**Recommended Action:** Informational only. Provide any desired direction to staff.

**Fiscal Impact:** The Mono County HOME loan portfolio consists of seven loans for a total valuation of \$877,327, each ranging from \$54,100 – \$173,000. These seven loans have leveraged more than \$1.098 million in private financing for a total of \$2.019 million in real estate investment in Bridgeport, June Lake, Mono City, Lee Vining, and Crowley Lake. No homes have been lost to foreclosure.

**E. 2017 Building Permit Statistics**

Departments: CDD - Building Division

15 minutes

(Julie Aguirre) - Discussion of 2017 building permit statistics and activity.

**Recommended Action:** No action, receive and file.

**Fiscal Impact:** None

**ADJOURN**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**HOUSING AUTHORITY AGENDA REQUEST**

Print

<b>MEETING DATE</b>	June 19, 2018	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>		<b>PERSONS APPEARING BEFORE THE BOARD</b>	
<b>SUBJECT</b>	Housing Authority Minutes		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Approval of minutes from the Housing Authority meeting held on June 20, 2017.

**RECOMMENDED ACTION:**

Approve the minutes from the Housing Authority meeting held on June 20, 2017.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Scheereen Dedman

**PHONE/EMAIL:** x5538 / sdedman@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">6-20-17 Draft Minutes</a>

**History**

Time	Who	Approval
6/14/2018 4:27 PM	County Administrative Office	Yes

6/12/2018 5:18 PM

County Counsel

Yes

6/13/2018 5:10 PM

Finance

Yes



**DRAFT MEETING MINUTES  
MONO COUNTY HOUSING AUTHORITY  
STATE OF CALIFORNIA**

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z,  
Mammoth Lakes, CA 93546

**Regular Meeting Housing Authority  
June 20, 2017**

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<b>Flash Drive</b>	On portable recorder
<b>Minute Orders</b>	M17- 01
<b>Resolutions</b>	R17-01 NOT USED
<b>Ordinance</b>	ORD17-01 NOT USED

3:19 PM Meeting called to order by Supervisor Corless.  
*Supervisors Present: Corless, Gardner, Peters, and Stump.*  
*Supervisors Absent: Johnston.*

*Adjourn: 4:18 P.M.*

The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link:  
<http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Supervisor Stump.

**1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

**No Public Comment**

**2. AGENDA ITEMS**

**A. Housing Authority Minutes**

Departments: Clerk of the Board

Approve minutes from the last Housing Authority meeting which took

**Note**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

place on April 19, 2016.

**Stump moved; Corless seconded**

**Vote: 3 yes; 0 no; Absent: Johnston; Abstain: Gardner**

**M17-01**

Two Board members were not on the Board at the time so Supervisor Peters watched the meeting.

**B. Building Permit Statistics Workshop**

Departments: Community Development

(Jake Suppa) - Building Permit Statistics Workshop

**Action:** None.

**Jake Suppa**

- Went through presentation.
- Camp Antelope activity was an anomaly. Have approved Trust status, part of reservation system and out of County jurisdiction
- Valuation has increased.
- Sporadic real estate prices, level out at true market rate value at this point.
- Foreclosures are down, more confidence in the market.

**Supervisor Peters:**

- Approved for Trust status? Tribal Lone Pine Shoshone Paiute

**C. Housing Program Update**

Departments: Finance/Planning

(Megan Mahaffey) - Report on Mono County housing programs for Housing Authority.

**Action:** None.

**Megan Mahaffey, Community Development:**

- Went through staff presentation
- The County has 1 condo, 2 housing units in Benton. Tribe wants to buy the units, haven't been able to secure financing.

**Supervisor Gardner:**

- Unit in Birch Creek Condo?

**Supervisor Stump:**

- Tend to focus on units, not the infrastructure ,
- People rent because they lack adequate housing on the reservation, due to SCE system, SCE is proposing an update to substation, major upgrade on distribution system that would bring more power to the entire area.
- Brought it up because infrastructure is a forgotten component of housing.

**D. HOME Program Update**

Departments: Mammoth Lakes Housing

(Patricia Ann Robertson) - HOME Investment Partnership grant update.

**Note**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

The current HOME grant funds the Mono County First Time Homebuyer program which assists local first-time homebuyers purchase homes within unincorporated Mono County.

**Action:** None.

**Patricia Ann Robertson, Mammoth Lakes Housing, Grant and Financial Associate:**

- Gave update on Mono County First time Homebuyer program
- Discussed requirements for HOME loan.
- State reduced max purchase price, so homes are coming against that.
- Max price based on median purchase price.
- Condos eligible.
- We do not assist – they work with a real estate agent.

**Janet Dutcher:**

- Discussed fiscal impact and what the program is designed to do.

**Supervisor Gardner:**

- 5 loans total, 2 in the current open grant.

**Supervisor Corless:**

- Asked how does state determine maximum price?

**Supervisor Stump:**

- Asked if condos are eligible?
- Asked if we assist with searches for people who are approved and looking for property.

**Megan Mahaffey:**

- Doing research. There is a great desire to buy. One of the only things to allow work force to purchase homes in Mono County.

## **E. Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance**

Departments: Planning

(Megan Mahaffey, Scott Burns) - Overview of current data driven work effort to assess housing needs in Mono County. This is a multipronged collaborative work effort between Mono County, the Town of Mammoth Lakes, Mammoth Lakes Housing, BBC Research and Consulting in addition to WSW Consulting.

**Action:** None.

**Megan Mahaffey:**

- Went through staff presentation.
- Jurisdictional boundary. The problems encountered in TOML affects county jurisdiction as well.
- Only data will be shared. Separate final products.

**Supervisor Stump:**

- Separation between town and county assessment?
- Study won't look at the Town?
- Infrastructure assessment?

**Scott Burns, CD Director:**

**Note**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors



- High level view of housing assessment, Inyo County, Mono County, and TOML back in 2003-2004. In response to housing crisis back in that time. Will be used to form adjustments to the Housing Mitigation Ordinance.

**Supervisor Gardner:**

- Clarified if the study is going to say what the problem is, and provide recommendations on how to solve the problem.

**Supervisor Corless:**

- Wants policy set. Wants to fix the housing problem.
- Urged Board to find ways to make this work in the future.

## **F. Update on Mono County Housing Needs Assessment Data Collection**

Departments: Planning, Mono County and Town of Mammoth Lakes

(Jen Garner) - BBC Research and Consulting will give preliminary results from the data collected for the Mono County housing needs assessment.

**Action:** None.

**Jen Garner, BBC Research and Consulting:**

- Presented preliminary results of survey.
- Will be reporting back in 1.5 months with more information.

**Supervisor Corless:**

- Clarified how many employers surveyed said staff live in cars.

Public Comment:

**Jennifer Halferty:**

- Community Development Block Grant is grant funded. How is Mono County an expenditure as part of the total award? If 50% of award was spent, county would be eligible to go back to get more funding.

**April Sall, Bodie Hills Conservation Partnership Director:**

- Discussed personal experience with the challenge of housing in Mono County.

## **G. Update regarding the Mammoth Lakes Community Action Plan: Live, Work, Thrive**

Departments: Mammoth Lakes Housing

(Jennifer Halferty, Mammoth Lakes Housing Executive Director) - Receive verbal update on Mammoth Lakes Community Action Plan: "Live, Work, Thrive".

**Action:** None.

**Jennifer Halferty, Mammoth Lakes Housing Executive:**

- Grateful to TOML for funding the study.
- Went through staff presentation
- The consultants came in right around the time that the telephone survey was kicking off. The surveys are 2 separate things, but not occurring in a vacuum. There was collaboration.

**Note**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

**ADJOURN at 4:18 PM**

**ATTEST**

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**STACY CORLESS  
CHAIR OF THE BOARD**

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**SHANNON KENDALL  
CLERK OF THE BOARD**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**HOUSING AUTHORITY AGENDA REQUEST**

Print

<b>MEETING DATE</b>	June 19, 2018	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	10 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Wendy Sugimura
<b>SUBJECT</b>	Mono County Housing Authority Purpose		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)  
A discussion about the purpose of the Mono County Housing Authority and its capacity.

**RECOMMENDED ACTION:**

None - informational only.

**FISCAL IMPACT:**

Costs to staff the Housing Authority and programs, and costs of any programs run by the Housing Authority.

**CONTACT NAME:** Wendy Sugimura

**PHONE/EMAIL:** 7609241814 / wsugimura@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<input type="checkbox"/> <a href="#">staff report</a>
<input type="checkbox"/> <a href="#">Attachment 1: Resolution establishing the Mono County Housing Authority</a>

**History**

Time

Who

Approval

6/13/2018 6:11 AM	County Administrative Office	Yes
6/14/2018 11:10 AM	County Counsel	Yes
6/13/2018 5:23 PM	Finance	Yes

# Mono County Housing Authority

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Mammoth Lakes, CA 93546  
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[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

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Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**Date:** June 19, 2018

**To:** Mono County Housing Authority

**From:** Wendy Sugimura, Interim Community Development Director  
Megan Mahaffey, Accountant

**Subject:** Mono County Housing Authority Purpose

**Recommended Action:**

Provide any desired direction to staff.

**Fiscal Impact:**

Costs to staff the Housing Authority and programs, and costs of any programs run by the Housing Authority

**Discussion:**

The Mono County Housing Authority was established in 2005 in response to the need for workforce housing. The Board of Supervisors currently serves as the Housing Authority Board, staffing is absorbed by the Community Development and Finance Departments, and no dedicated funding stream exists to provide for programs. In the past, funds generated by the Housing Mitigation Ordinance and grant awards have been the main source of funding for housing programs.

In a brief review of other counties' Housing Authority structures, county staff typically participates in and assists with policies, ordinances, and review of proposed development projects, but housing programs including financing, construction, and property acquisition and management are handled by separate Housing Authority staff.

The purpose of this agenda item is to create a common understanding of the resources and structure of Mono County's existing Housing Authority in the context of the expectation or desire for workforce housing results. Prioritization of the housing toolbox identifies the programs the Housing Authority would implement, and the Housing Mitigation Ordinance and any other revenue generation programs would provide the funding. As the Board of Supervisors goes through this process, understanding and an awareness of the capacity of the Housing Authority is critical.

Discussion of these issues naturally raises the question of whether the Housing Authority should have a different structure or operate differently going forward. This agenda item is not intended to address this larger, complex question. A number of moving pieces are in play, from the future of Mammoth Lakes Housing given the transition of the current Executive Director, to consideration of a revised Housing Mitigation Ordinance. This is likely not the right time to try to resolve this question, but instead a point to keep in mind as housing policies and ordinances continue to progress and approach decision points.

Attachment: Resolution Establishing the Mono County Housing Authority



RESOLUTION NO. 05- 094

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS  
DECLARING THE NEED FOR A HOUSING AUTHORITY AND  
ESTABLISHING THE MONO COUNTY HOUSING AUTHORITY**

**WHEREAS**, authority for the establishment of a county housing authority is set forth in the Housing Authorities Law pursuant to Health and Safety Code Sections 34200 et seq.; and

**WHEREAS**, the Board of Supervisors finds and declares that there is need for the Mono County Housing Authority to function to provide for housing available for lower and moderate income persons residing and working within Mono County; and,

**WHEREAS**, the Board of Supervisors finds, pursuant to Health and Safety Code Section 34242(b), that there is a shortage of safe or sanitary dwelling accommodations within Mono County that are available to persons of low income at rentals that they can afford, and that these findings are based on the findings set forth in the Housing Element of the Mono County General Plan and in a housing needs assessment prepared by The Housing Collaborative, LLC; and

**WHEREAS**, the Board of Supervisors declares that there shall be five commissioners appointed as commissioners of the Mono County Housing Authority, that the Board of Supervisors shall be the commissioners of the Mono County Housing Authority pursuant to Health and Safety Code Section 34290; that all of the rights, powers, duties, privileges and immunities vested by the Housing Authorities Law in the commissioners of the Mono County Housing Authority shall be vested in the Board of Supervisors; that there are presently no tenants of the Mono County Housing Authority, and at such time as the Mono County Housing Authority has tenants, there shall be appointed two such tenants as commissioners to the Mono County Housing Authority;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF MONO COUNTY  
RESOLVES** as follows:

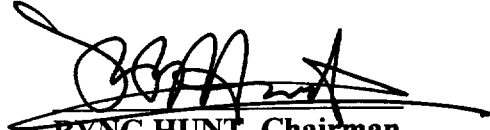
1. The Board of Supervisors declares the need for the establishment of a Mono County Housing Authority and hereby establishes the Mono County Housing Authority; and

2. The Board of Supervisors declares that the Board of Supervisors shall be the commissioners of the Mono County Housing Authority and shall be vested with all of the rights, powers, duties, privileges and immunities vested by the Housing Authorities Law in the commissioners of the Mono County Housing Authority.

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**APPROVED AND ADOPTED** this 8th day of November, 2005, by the following vote:

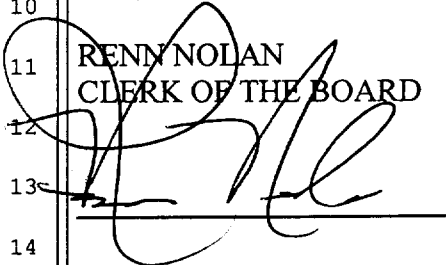
**AYES** : Supervisors Bauer, Cecil, Farnetti, Hazard, Hunt.  
**NOES** : None.  
**ABSTAIN** : None.  
**ABSENT** : None.



**BYNG HUNT, Chairman**  
**Board of Supervisors**  
**County of Mono**

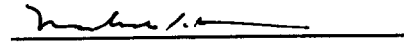
**ATTEST:**

**RENNY NOLAN**  
**CLERK OF THE BOARD**



**APPROVED AS TO FORM:**

**MARSHALL RUDOLPH**  
**COUNTY COUNSEL**





**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**HOUSING AUTHORITY AGENDA REQUEST**

Print

<b>MEETING DATE</b>	June 19, 2018	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	15 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Megan Mahaffey
<b>SUBJECT</b>	Housing Program Update		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Review of current housing assistance programs in Mono County.

**RECOMMENDED ACTION:**

None; Informational only. Provide any desired direction to staff.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Megan Mahaffey

**PHONE/EMAIL:** 760-924-1836 / mmahaffey@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR **PRIOR TO 5:00 P.M. ON THE FRIDAY 32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p>Click to download</p> <p> <a href="#">Staff Report</a></p>
---

**History**

Time	Who	Approval
6/14/2018 4:33 PM	County Administrative Office	Yes



6/13/2018 4:53 PM

County Counsel

Yes

6/13/2018 5:10 PM

Finance

Yes

# Mono County Housing Authority

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Mammoth Lakes, CA 93546  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

June 19, 2018

**To:** Mono County Housing Authority

**From:** Megan Mahaffey – Mono County, Accountant

**Re:** Housing Program Update

## **RECOMMENDATION**

Receive update on housing programs, and provide any desired direction to staff.

## **BACKGROUND**

The following provides an overview of Mono County housing programs relevant to the Housing Authority:

### Housing Mitigation Fund

The current Housing Mitigation fund balance is \$0. The Housing Mitigation Ordinance (HMO) was adopted in June 2006 by Ordinance 06-06. The HMO was then suspended in June of 2011 due to reduced development activity and has remained suspended. Due to current development activity, housing needs, and Board direction, Mono County is currently in the process of updating the Housing Mitigation Ordinance with technical assistance and fee studies from Economic Planning Systems Inc. The first reading of the HMO is scheduled for July 10, 2018.

### Revolving Loan Fund

On November 17, 2015 the Mono County Board of Supervisors approved resolution R15-81 authorizing the creation of a Revolving Loan Fund (RLF) for the purchase of deed-restricted housing within the Town of Mammoth Lakes and authorizing the CAO, in consultation with County Counsel, to negotiate and execute loan agreements. The revolving loan fund is used for short-term loans (up to one year) from the Mono RLF by Mammoth Lakes Housing for the acquisition and resale of deed restricted housing units within the Town for the purpose of preserving housing for low-income, moderate income and workforce households. Units purchased are marketed for sale at below-market rate. Since inception, three loans have been issued to purchase deed restricted units.

### Mono County Rental Units

County-owned housing units include a Birch Creek Condo unit in June Lake and two houses in Benton. The Benton units are currently rented to the UTU UTU Gwaitu Tribe. The Birch Creek condo is not currently rented, and a potential option is to sell the unit to fund strategies in the housing toolbox that have been identified as priorities through the community-based planning process and Board feedback.

### County First-Time Homebuyer Program

The Mono County First Time Homebuyer (FTHB) Program provides gap financing to first-time homebuyers that income qualify. The First Time Homebuyer loan portfolio consists of 14 loans ranging from \$54,000 to \$200,000. All loans are 30-year deferred loans with the earliest term being August of 2036 provided the First Time Homebuyers stay in their home and do not sell. The FTHB program is

currently operated my Mammoth Lakes Housing (MLH) but does not have and state awarded grants to operate the program. A status report on the last HOME award will be provided separately by MLH. Total loan portfolio is \$1.8 million which had leveraged \$2.7 million of private investment for a total of \$4.49 million in real estate investment in Bridgeport, June Lake, Mono City, Lee Vining, and Crowley Lake. The First-Time Homebuyer Program is currently unfunded. Applications for both the 2016 HOME NOFA and 2017 CDBG program were submitted and not awarded.

#### Section 8 Housing Program

The housing choice voucher program (Section 8) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home. As of January 1, 2012, Stanislaus County Housing Authority has been the Mono County Public Housing Agency and operates the Section 8 Housing program for Mono County. The waiting list was opened on September 20, 2017 and is open until further notice.

#### United States Department of Agriculture (USDA) Home Loans

Financial assistance is currently available through Mammoth Lakes Housing for low-income households with good credit history and stable income. Applicants must be U.S. Citizens or legal residents and maintain the home bought through the program as their primary residence. The USDA program is a primary financing loan. Loans are currently available for single family homes. The current loan limit is \$423,200 and loans can be made in Inyo, Mono, and Alpine Counties. There are no points, origination fees, prepayment penalty or down payment requirements of the USDA program.



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## HOUSING AUTHORITY AGENDA REQUEST

Print

<b>MEETING DATE</b>	June 19, 2018	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	10 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Patricia Robertson
<b>SUBJECT</b>	Home Investment Partnerships Program (HOME) Update		

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

The Mono County First Time Homebuyer program was funded most recently with a grant award of \$700,000 from the Home Investment Partnerships Program (HOME) through the state. This program was complete in January 2018 and assisted four families in purchasing homes.

### RECOMMENDED ACTION:

Informational only. Provide any desired direction to staff.

### FISCAL IMPACT:

The Mono County HOME loan portfolio consists of seven loans for a total valuation of \$877,327, each ranging from \$54,100 – \$173,000. These seven loans have leveraged more than \$1.098 million in private financing for a total of \$2.019 million in real estate investment in Bridgeport, June Lake, Mono City, Lee Vining, and Crowley Lake. No homes have been lost to foreclosure.

**CONTACT NAME:** Megan Mahaffey

**PHONE/EMAIL:** 760-924-1836 /

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THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY**  
**32 DAYS PRECEDING THE BOARD MEETING**

### SEND COPIES TO:

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/14/2018 4:35 PM	County Administrative Office	Yes
6/12/2018 5:16 PM	County Counsel	Yes
6/13/2018 5:17 PM	Finance	Yes

# Mono County Housing Authority

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commdev@mono.ca.gov

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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

June 19, 2018

**To:** Mono County Housing Authority

**From:** Patricia Robertson - Mammoth Lakes Housing, Grant and Financial Associate  
Megan Mahaffey - Mono County, Accountant  
Janet Dutcher - Mono County, Finance Director

**Re:** Home Investment Partnerships Program (HOME) Update

**Recommendation:** Receive an update regarding the HOME Investment Partnership grant, 13-HOME-8996, which assisted local first-time homebuyers purchase homes within unincorporated Mono County.

**Fiscal Impact:** The Mono County HOME loan portfolio consists of seven loans for a total valuation of \$877,327, each ranging from \$54,100 – \$173,000. These seven loans have leveraged more than \$1.098 million in private financing for a total of \$2.019 million in real estate investment in Bridgeport, June Lake, Mono City, Lee Vining, and Crowley Lake. No homes have been lost to foreclosure.

**Background:** The Mono County First Time Homebuyer Program began in 2006. Mono County applied for and was awarded a HOME grant in response to the 2013 HOME Notice of Funding Availability (NOFA) for the program in the amount of \$700,000. The current grant expired after a twelve month extension through January 2018. Of the total award, \$95,286 was returned to the State. The grant is now closed.

**Discussion:**

The First Time Homebuyer Program, operated and administered through the current award, has allowed four local families to buy homes: one in Crowley Lake, one in Bridgeport, and two in June Lake. These families have household members that work in the recreation, food service, hospitality, arts, and construction industries. The loans for this grant award ranged from \$54,100 – \$173,000.

There are currently no funds available in unincorporated Mono County for the First Time Homebuyer program. Mono County applied under both the 2016 HOME NOFA and the 2017 CDBG NOFA for additional funding for this program but was not awarded. The 2018 HOME NOFA was released in June with \$72 million in funds for the Home Investment Partnership Program (HOME). Competitiveness for these funding sources has increased substantially.



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**HOUSING AUTHORITY AGENDA REQUEST**

Print

<b>MEETING DATE</b>	June 19, 2018	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	15 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Julie Aguirre
<b>SUBJECT</b>	2017 Building Permit Statistics		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Discussion of 2017 building permit statistics and activity.

**RECOMMENDED ACTION:**

No action, receive and file.

**FISCAL IMPACT:**

None

**CONTACT NAME:** Julie Aguirre

**PHONE/EMAIL:** 760-924-1825 / jaguirre@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<input type="checkbox"/> <a href="#">Staff Report</a>
<input type="checkbox"/> <a href="#">Building Permit Statistics</a>

History

Time

Who

Approval

6/14/2018 4:25 PM	County Administrative Office	Yes
6/12/2018 5:14 PM	County Counsel	Yes
6/13/2018 5:04 PM	Finance	Yes



# Mono County Housing Authority

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P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**Date:** June 19, 2018

**To:** Honorable Chair and Members of the Housing Authority

**From:** Julie Aguirre  
Community Development Permit Technician

**Subject:** 2017 Building Permit Statistics

**Recommended Action:**  
Provide any desired direction to staff.

**Fiscal Impact:**  
None.

**Discussion:**

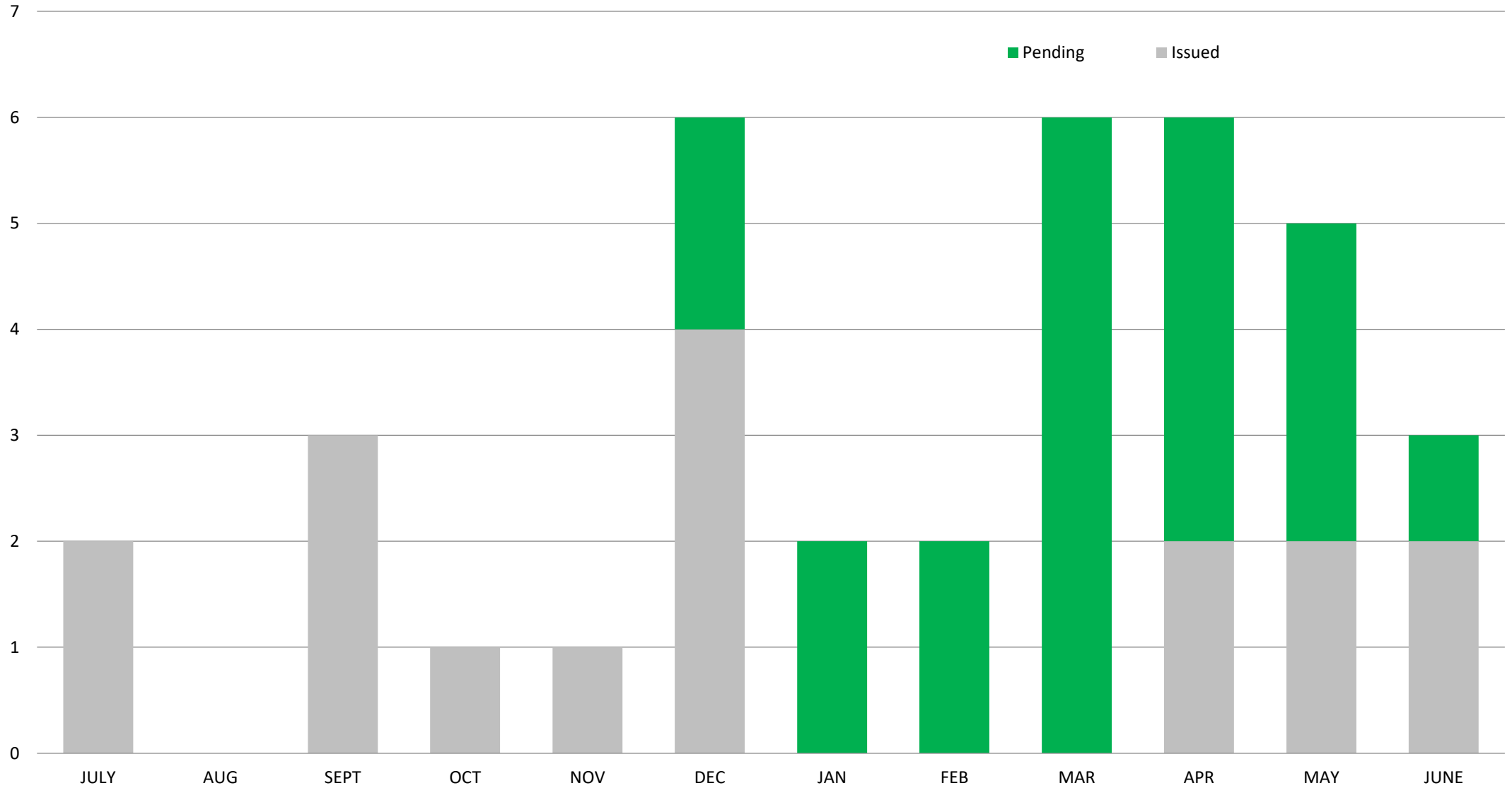
A total of 206 permits were issued in the 2017 calendar year. Of these, 24 were new residential units, two of which were for homes destroyed in the Round Fire. Of the 22 residential units permitted not related to the Round Fire, 12 were of conventional light frame construction and 10 were manufactured homes.

Since 2010, building project valuation has been tracked based upon set values per square footage for new construction, and estimated actual costs for remodels and alterations. The 2017 total value permitted was approximately \$8.7 million. Approximately \$239,509 in permit and plan check fees were collected by the building division in 2017, and \$8,908.98 in fees were waived for photovoltaic systems.

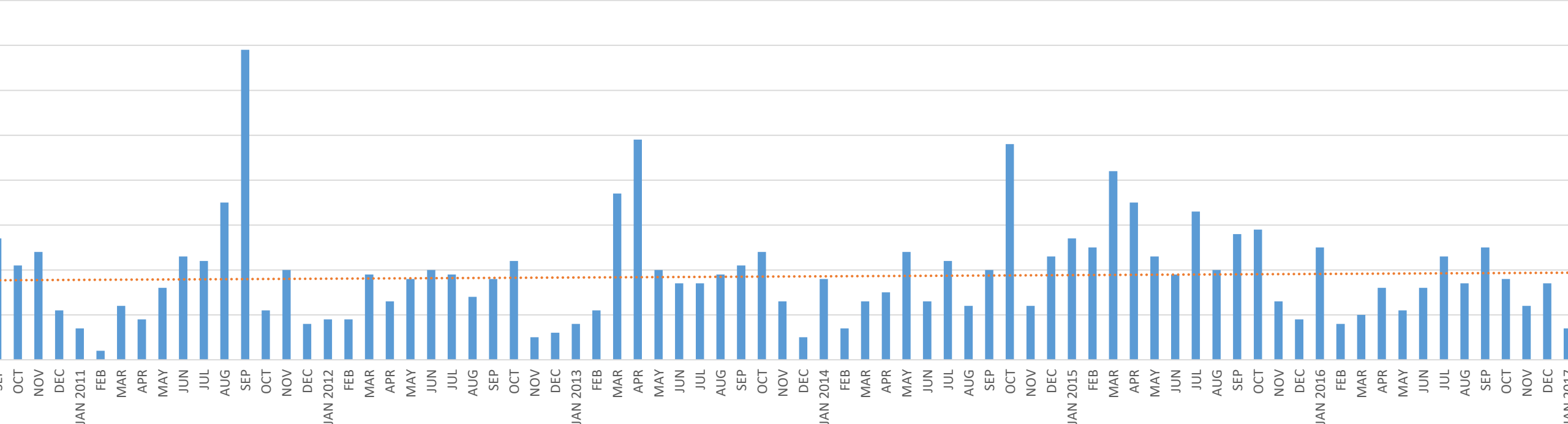
Building permit trends over the past 15 years show the development “bubble” in 2006-2008 and the market crash that began in 2009. The spike in permits in 2015 was due to increased construction for homes destroyed in the Round Fire. While the building permit trend line has not increased substantially through 2017, planning permit inquiries and applications are increasing, which typically results in future increased building activity.

Attachment: Building Permit Statistics

# 2017 Building Permit Activity



Total Permits Issued 2010 - 2017



### Total Building Permits Issued 2003-2017

