

Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

March 14, 2023

Regular Meeting

**Item #7D - Workshop on
Housing Opportunities for
Mono County (Regular
Agenda)**

CAO

**Presentation by Stan Keasling,
Consultant**

Housing Policy Discussion

The goal for today's conversation

vet a number of strategies and opportunities that have been discussed with individual members of the Board, County Staff, Chairs of several RPACs, and other interested community members,

identify those strategies that the Board would like to see prioritized in the Housing Policy

As I spoke with all of you, it was clear to me that there was a strong consensus for action on the housing needs of the County, especially in the unincorporated areas of the county. What most of you said is that you don't want another policy document but rather an action plan for addressing the housing crisis.

Added to this commitment, the County has resources today that can be used for housing. Between ARPA and PILTZ Tribal Consistency Funding there are over \$8 million that could be used for housing. The ARPA funds have a sunset that they must be committed to projects by December 2024.

Given the urgency you have shared, I have prioritized opportunities and partnerships in this presentation.

Staffing and Partnerships

Rehire housing coordinator position

Enter into a contract with Mammoth Lakes Housing to pursue projects in the County

Create a JPA housing authority with the Town, Bishop, Inyo and Alpine Counties, or force the Stanislaus County Housing Authority to place-base Housing Choice Vouchers

Support workforce and supportive housing development in Mammoth Lakes

The Bridgeport Indian Colony lost housing in the Mountain View Fire pursue a partnership with the Tribe as they plan for rebuilding.

County owned and surplus land

Subdivide community center site in Lee Vining, the County can subdivide without the same constraints that a private developer would have.

Work with Mammoth Unified School District in Crowley to determine if all of their land is needed

Support Forest Service housing and get a commitment to build additional workforce units

Repurpose the manufactured house which is being used as a youth center to housing

Consider relocating the Economic Development Office and repurposing the building to housing

Pursue land swaps with Forest Service and LADWP

The Marine Mountain Warfare Center has a site that could be used for housing.

Projects

Promote ADU development

A 4-plex is available for sale in Bridgeport

The owner of a short-term rental property in Bridgeport with a total of 5 units would consider selling.

There is also a property in Bridgeport that burned where the property could be redeveloped at 4 units.

There is a 20 unit motel in Bridgeport that could be purchased and converted

Work with developer trying to develop 12 unit development

There is a mobile home park in Antelope Valley that may need support to remain affordable

Explore ways that the County can assist in rebuilding homes lost in the Mountain View Fire—folks living in FEMA trailers and some single-wide mobile homes

Pursue state funding for affordable and workforce housing development and rehabilitation.

Financing

Develop a policy for providing both long and short term investments in workforce housing. Require long-term affordability and/or equity sharing. Long term financing in the form of deferred payment loans is most cost effective strategy.

Expand support for ADU development as stated above

Acquire property that is listed for sale—provide acquisition financing.

Develop policy to provide long term support for workforce housing development, the gap in financing is a function of the affordability level to be achieved,

Policy for acquiring property to use as housing for County staff—means test subsidy

Zoning

Change single family zoning to two units per parcel, encourage new home developers to build two units not just one.

ADU's incentivize development. Plans are a great start, but potentially willing developers face many obstacles that they often do not know how to overcome. Provide construction financing, gap financing, downpayment assistance.

Use of mobile homes as ADUs

Use of RVs as ADUs?

Density bonus expand beyond state requirements

Workforce housing with commercial development—support seasonal workforce housing development

Exactions

Housing Mitigation Ordinance—does not meet the needs of the county.

Policy for developer mandates and additional county investment to achieve deeper affordability

In Lieu fees for new development need to increase

Discourage vacant properties, or provide incentives to encourage new uses—seems to be a big problem in Lee Vining

Use friendly condemnation as a vehicle to encourage sale of vacant property. Provides extended time to identify an exchange property and allows owner to take their tax basis to the new property.

Rent control for mobile home parks