

Town Council & Mammoth Lakes Housing Board Joint Meeting

October 5, 2022



The Parcel



PROGRAM New Affordable Housing

Up to 450 affordable housing units

25 Acres

Target Income Level: $\leq 80\%$ AMI

Phase 1

81 rental units under construction (*80 affordable units + 1 manager's unit*)

Studio, 1, 2, and 3-bedroom units

\$50M project (State and Local Funds)

Occupancy Fall 2023

Public Park

Childcare Facility – 34 children (infants, toddlers, & preschool)



Phase 2

148 rental units (1-2 manager's units)

Studio, 1, 2, and 3-bedroom units

\$95M project (State and Local Funds)

Design approved by PEDC in July 2022

Construction timeline is pending funding



Low Income Household ($\leq 80\%$ AMI)

1-Person HH	\$45,300
2-person HH	\$51,800
3-Person HH	\$58,250
4-person HH	\$64,700
5-Person HH	\$69,900

Small Site Development

60 Joaquin Road (0.20-acre site)
4-unit Design-Build Project
Ownership units
\$2.4M Bid Award (*Site Acquisition: \$200K*)
Target Income Level: 150% AMI
Targeting occupancy in Fall 2023



Future Development Sites
PUD development model is replicable and scalable



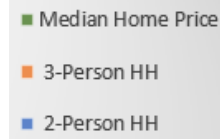
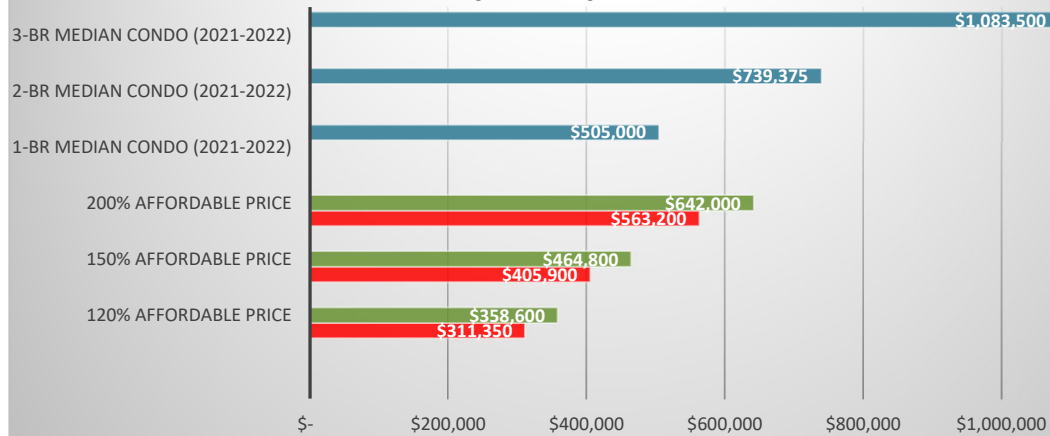
PROGRAM New Affordable Housing

Above-Moderate Household (≤ 150% AMI)	
1-Person HH	\$85,250
2-person HH	\$97,450
3-Person HH	\$109,600
4-person HH	\$121,800
5-Person HH	\$131,550

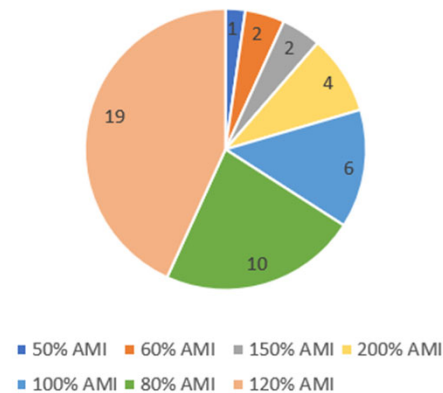
Bridge Program

2021 - 2022

Affordability Gap 1-BR / 2-BR / 3-BR Condos



Deed Restricted Ownership Units = 47 TOTAL



PROGRAM Unlock Existing Housing

Based on current interest rates, a household needs to earn \$40K - \$60K more annually than a year ago to prevent being cost burdened!

Moderate Household (≤ 120% AMI)

1-Person HH	\$68,200
2-person HH	\$77,950
3-Person HH	\$87,700
4-person HH	\$97,450
5-Person HH	\$105,250

- Convert Market-Rate Unit → Deed Restricted Affordable Unit
- Partnership w/ MLH
- Target Income Level: 120% AMI
- Town Subsidy of \$100K - \$150K / unit
- Funding: \$1.4M allocated in FY 21/22
- 5 units acquired (Range of Studio – 4-br units)
 - (2) have been sold to eligible households
 - (3) are listed for sale; MLH working w/ households on their wait list to match them with a unit

Access Apartments



- 238 Sierra Manor Road
- Convert commercial buildings into (11) 1-br apartments
- Occupancy Target – Spring 2024
- Restricted to 80% AMI Households
- Funding Sources:
 - CDBG Grant: \$3M
 - HOME Grant: \$3.4M
 - Town Commitment: \$1.5M

PROGRAM Partnerships

FUNDING SOURCES



Homekey Project - Innsbruck Lodge

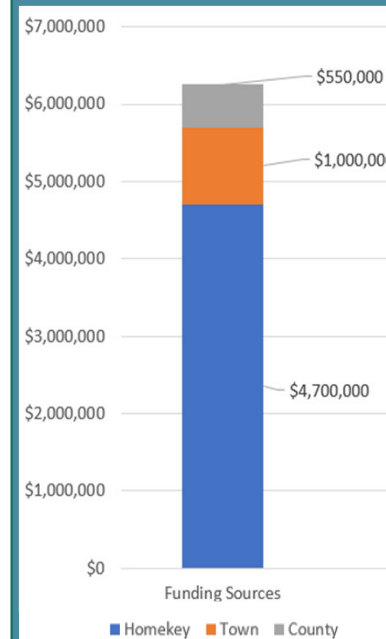
*Mammoth Lakes Housing
Acquires Innsbruck Lodge for
Community Housing!*



- 913 Forest Trail
- Convert hotel to residential use (15 affordable units + 1 manager's unit)
- Occupancy Target – Summer 2023
- Restricted to households earning below 80% AMI
- Funding Sources:
 - State Grant: \$4.7M
 - Town Commitment: \$1M
 - County Commitment: \$550,000

PROGRAM Partnerships

FUNDING SOURCES



Housing Grants & Partnerships

\$75.6M in Recent Grant Awards! [TOML + MLH]

- Parcel
 - \$38.6M - Housing Accelerator
 - \$20.6M - Infill Infrastructure Grant
 - \$2.3M - Behavioral Health Grant
 - \$1.8M - SB1 Road Grant
 - \$225K - Planning Grants
- Access Apartments
 - \$3M - CDBG (TOML)
 - \$3.4M - HOME (MLH)
 - \$20k Library Fee Waiver (MLH)
- Homekey Project
 - \$4.7M - (TOML + MC + MLH)
- RCAC - \$16K (MLH)
 - Rent Assistance (MLH)
- CalHome - \$981K (MLH)
 - Mono County Mortgage Assistance & Rehab / ADU Construction

MLH Partnerships

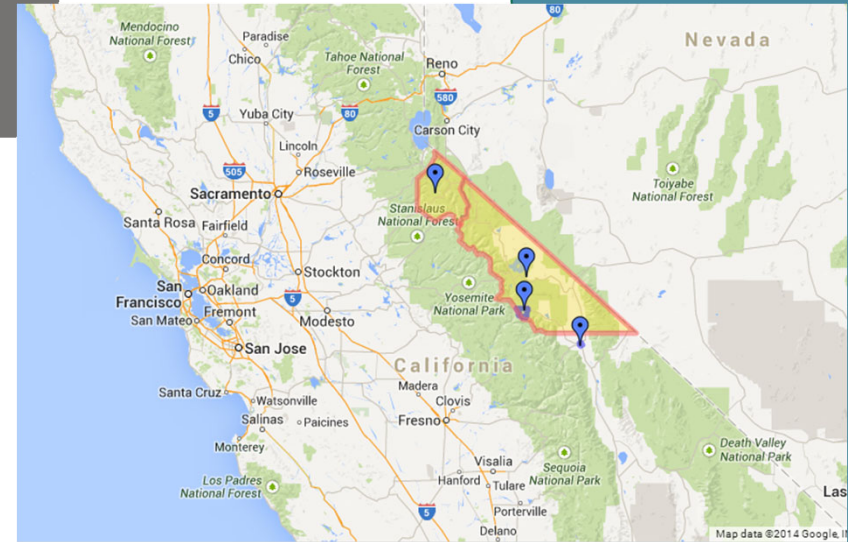
- MLH + TOML Contract - \$336K
- MMSA Contribution - \$10.5K
- Housing Navigator
 - Mono County - \$100K
 - Alpine County - \$100K
- State Rental Assistance – \$36K



As of Sept-2022

MLH Regional Work

- Valley Apartments Preservation Project, Bishop
 - 19 apartments
 - Pursuing Portfolio Reinvestment Program, Rehabilitation Grant
- Silver Peaks LIHTC Project, Bishop
 - 72 apartments
 - Local Nonprofit Partner
 - MLH bringing competitive advantage to some funding sources (Super NOFA and HOME as a CHDO)
- Birch Creek Condo, Transitional Housing Unit, June Lake
 - 1 transitional housing unit for those experiencing homelessness
- Project Homekey, Round 3, Spring 2023, Mono County
 - Assessing potential sites in unincorporated Mono County



Discussion Topics

1. Accessory Dwelling Units
2. Down-Payment Assistance
3. Mobile Home Rent Control



Accessory Dwelling Units



PLAN 1 (SHOWN AS RURAL MOUNTAIN)



PLAN 2 (HIGH DESERT)



PLAN 3 (SHOWN AS RURAL MOUNTAIN)

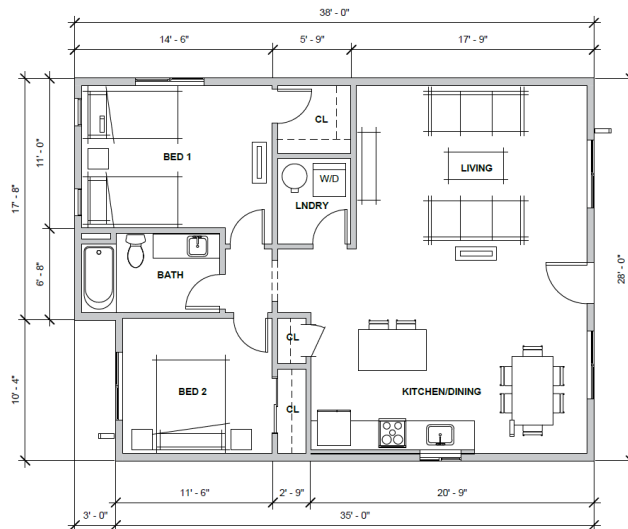


PLAN 4 (HIGH DESERT)

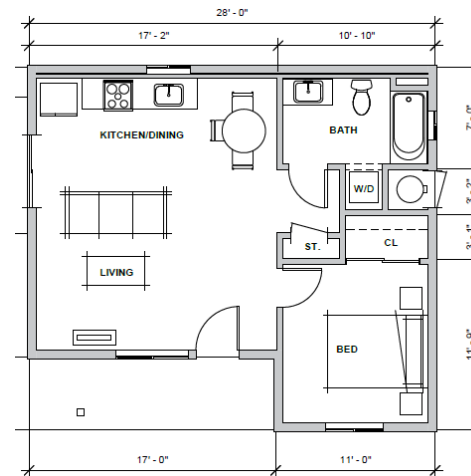


PLAN 5 (SHOWN AS RURAL MOUNTAIN)

- Allowed in all zones that allow single-family or multi-family residences
- Prescribed designs available (5 designs)
- Expedited review



Plan 5 | 2-br | 1,000 sf

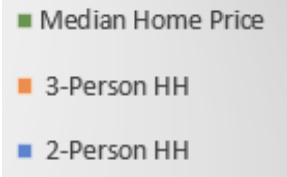
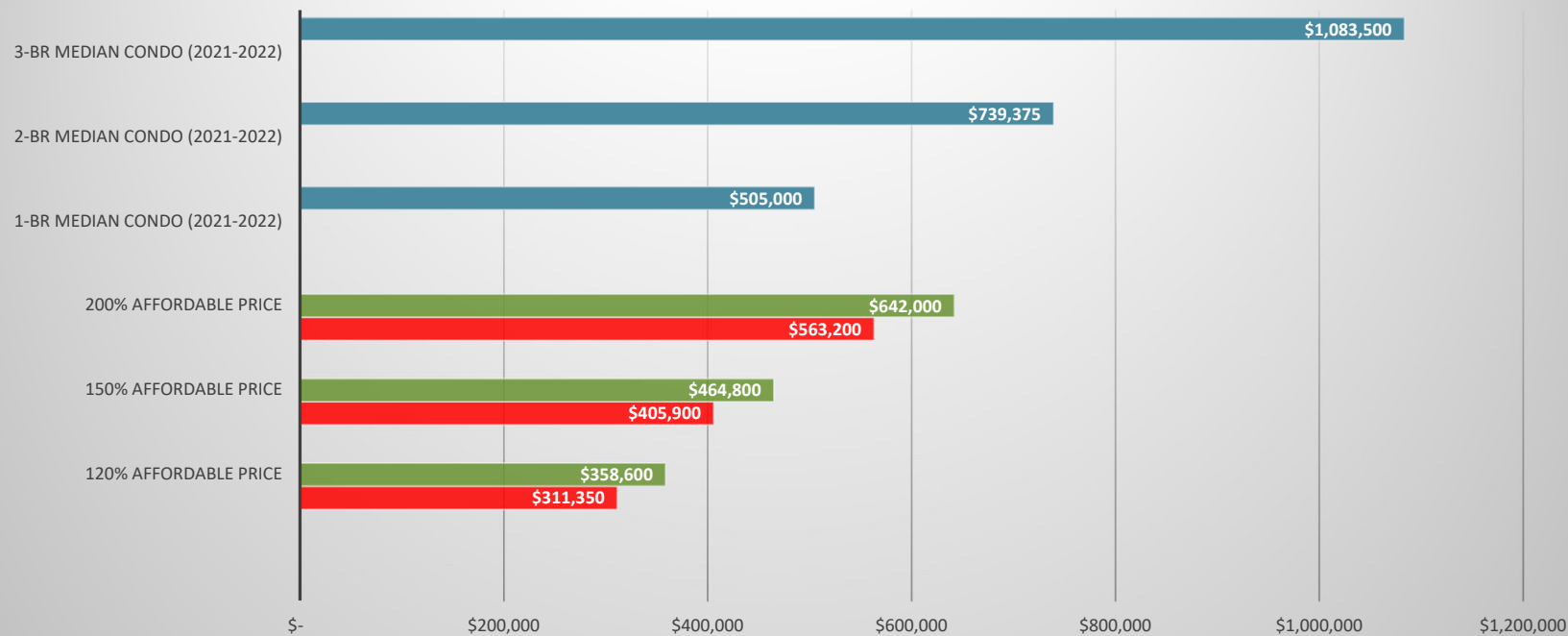


Plan 2 | 1-br | 615 sf

TOWN ADU CODE SECTION
[https://library.municode.com/ca/mammoth lakes /codes/code of ordina nces?nodeId=TIT17ZO A RTIIISIPLGDEST CH17.52 STSPLAUSAC 17.52.055A CDWUNAD](https://library.municode.com/ca/mammoth%20lakes/codes/code%20of%20ordinances?nodeId=TIT17ZO_ARTIIISIPLGDEST_CH17.52_STSPLAUSAC_17.52.055A_CDWUNAD)

Down-Payment Assistance

Affordability Gap
1-BR / 2-BR / 3-BR Condos



Mobile-Home Rent Control

- Due to the rising space rents at mobile home parks in the State, some jurisdictions are implementing rent control ordinances to maintain this “naturally affordable” housing stock (e.g. Tuolumne County).
- Alpine County is also considering an ordinance.
- In the past, MLH has received complaints regarding mobile home space rent increases as well as substandard management practices.

