

Town of Mammoth Lakes Housing Program

January 4, 2023



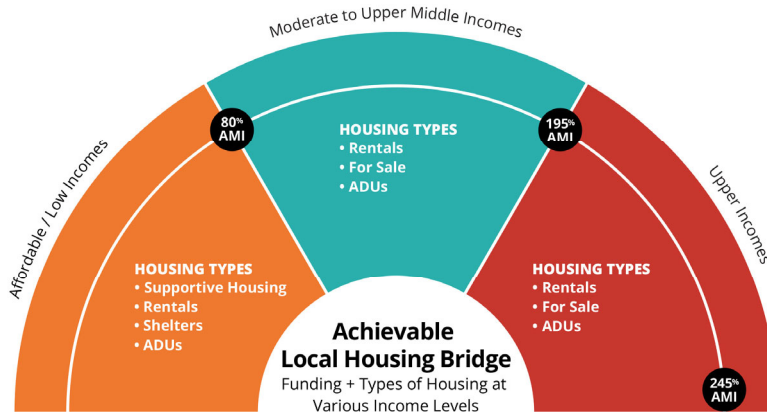
Sandra Moberly, Community & Economic Development Director
smoberly@townofmammothlakes.ca.gov

Nolan Bobroff, Senior Planner / Housing Coordinator
nbobroff@townofmammothlakes.ca.gov

Area Median Income (AMI) (Mono County)

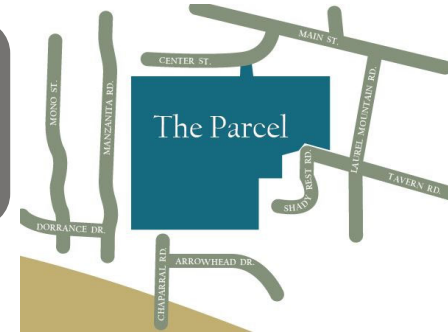
<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11723>

INCOME LIMITS	Household Size							
	1	2	3	4	5	6	7	8
Extremely-Low (\leq 30% AMI)	\$17,050	\$19,500	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very-Low (31% - 50% AMI)	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600
Low (51% - 80% AMI)	\$45,300	\$51,800	\$58,250	\$64,700	\$69,900	\$75,100	\$80,250	\$85,450
Median (81% - 100% AMI)	\$56,850	\$64,950	\$73,100	\$81,200	\$87,700	\$94,200	\$100,700	\$107,200
Moderate (101% - 120% AMI)	\$68,200	\$77,950	\$87,700	\$97,450	\$105,250	\$113,050	\$120,850	\$128,650
121% - 150% AMI	\$85,250	\$97,450	\$109,600	\$121,800	\$131,550	\$141,300	\$151,050	\$160,800
151% - 200% AMI	\$113,700	\$129,900	\$146,150	\$162,400	\$175,400	\$188,400	\$201,400	\$214,350



AMI is the household income for the median – or the middle – household in a region (Mono County). The income data is updated annually by the US Department of Urban Development (HUD) and the CA Department of Housing and Community Development (HCD).

The Parcel



PROGRAM New Affordable Housing

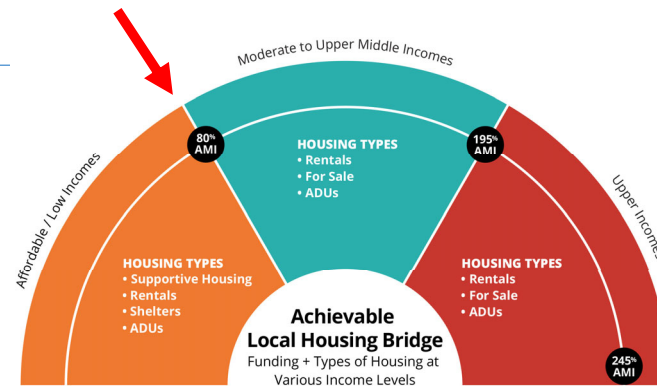
Up to 450 affordable housing units
25 Acres
Target Income Level: $\leq 80\%$ AMI

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 (*not successful in round 1 of LIHTC 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



The Sawyer - Phase 1

- Building Permits approved
- Site preparation, grading and foundations are under construction
- Modular stacking began: 10/28/2022
- Modular stacking completed: 11/20/2022 (100 modules total)







“The Kingfisher” Phase 2: Summary

- Phased Approach
- 148 units total,
- 219 parking spaces:
- Central green with passive open space

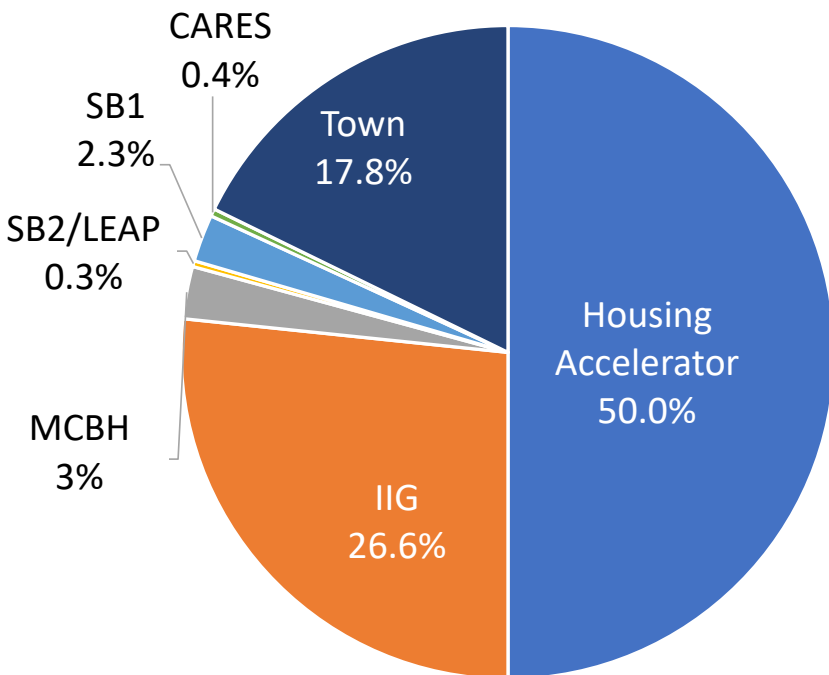


The Parcel



PROGRAM
New Affordable
Housing

Project Funding



- ▶ Non-Town Sources
 - ▶ \$38.6M – California Housing Accelerator
 - ▶ \$20.6M – Infill Infrastructure Grant
 - ▶ \$2.3M – Mono County Behavioral Health Grants
 - ▶ \$160K – SB2 Grant
 - ▶ \$65K – LEAP Grant
 - ▶ \$1.8M – SB1 Funds for Chaparral
 - ▶ \$290K – CARES Grant (Public Park)
- ▶ Town Sources
 - ▶ \$6.5M Land
 - ▶ \$315K Conceptual Planning/Entitlements
 - ▶ \$943K Land Loan/Deferred DIF (Phase 1)
 - ▶ \$250K Childcare TI Funding (Phase 1)
 - ▶ \$5.03M Land Loan/Deferred DIF/gap funding (Phase 2)
 - ▶ \$700K Future Infrastructure funding

Total \$77.8M

LEVERAGING LOCAL DOLLARS 1:5



As of Sept-2022

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

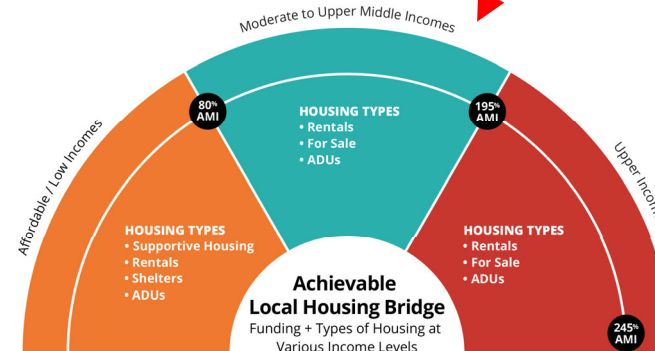


PROGRAM
New Affordable
Housing



Future Development Sites

PUD development model is replicable and scalable

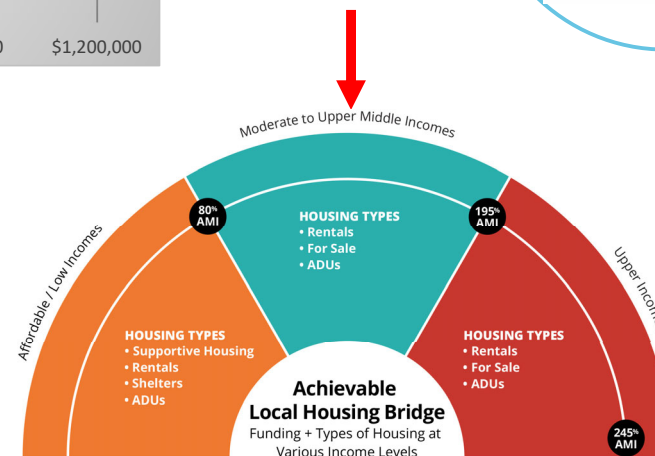
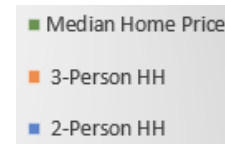
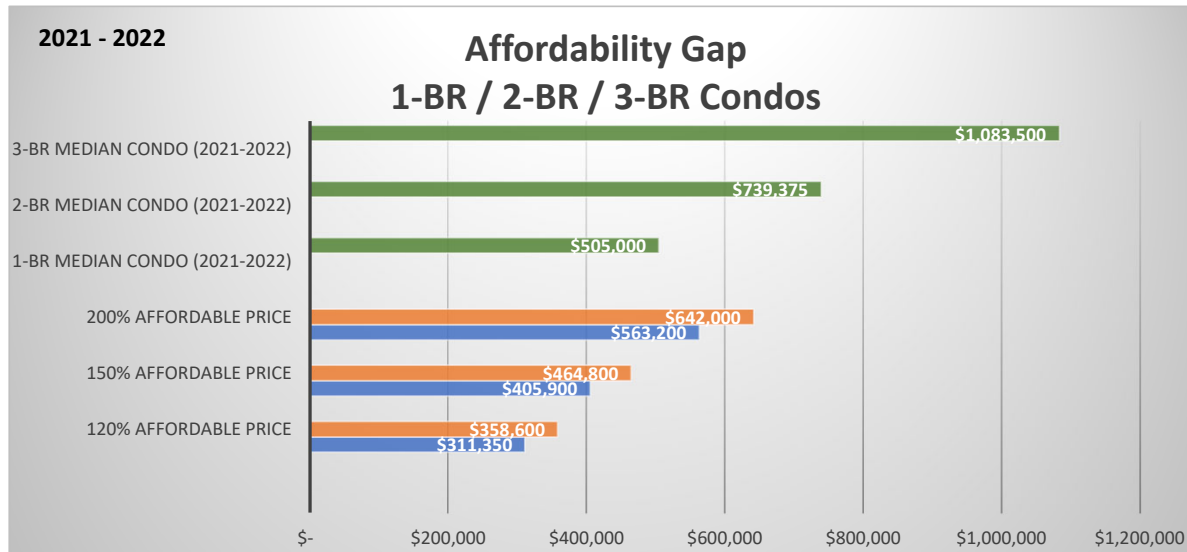


Above-Moderate Household (≤ 150% AMI)

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

PROGRAM Unlock Existing Housing



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)
 - (3) have been sold to eligible households
 - (2) are listed for sale; MLH working w/ households on their wait list to match them with a unit

Revolving Loan Fund + Deed Restriction Preservation

- Town maintains \$600K for buy-back of deed-restricted units
- Additional \$300K available from Mono County
- Partnership w/ MLH

Employee Housing Units

- 6 units owned by the Town
 - (3) Studios; (1) 1-br unit; (2) 2-br units
- Interim housing for Town employees and outside agency employees (as needed)

PROGRAM
Unlock Existing
Housing



Partnership Projects

PROGRAM
Partnerships



- Access Apartments (238 Sierra Manor Road)
 - (11) 1-br apartments
 - MLH Project
 - Town Commitment: \$1.5M
 - CDBG Grant (\$3M) [TOML] + HOME Grant (\$3.4M) [MLH]



- Homekey Project – Innsbruck Lodge (913 Forest Trail)
 - Convert hotel to residential use (15 affordable units + 1 manager’s unit)
 - Funding Sources:
 - State Grant: \$4.7M
 - Town Commitment: \$1M
 - County Commitment: \$550,000
- Chamber of Commerce
 - Tenant / Landlord Matching Program

Housing Grants

PROGRAM Grants

\$74.9M in Recent Grant Awards!

- Parcel
 - \$38.6M - Housing Accelerator
 - \$20.6M - Infill Infrastructure Grant
 - \$2.3M - Behavioral Health Grant
 - \$1.8M - SB1 Road Grant
 - \$225K - Planning Grants
 - \$290K – CARES Grant
- Access Apartments
 - \$3M - CDBG (TOML)
 - \$3.4M - HOME (MLH)
- Homekey Project
 - \$4.7M - (TOML + MLH)



Accessory Dwelling Units

PRESCRIBED ADU DESIGNS

<https://www.townofmammothlakes.ca.gov/1154/Accessory-Dwelling-Unit-Plans>



PLAN 1 (SHOWN AS RURAL MOUNTAIN)



PLAN 2 (HIGH DESERT)



PLAN 3 (SHOWN AS RURAL MOUNTAIN)

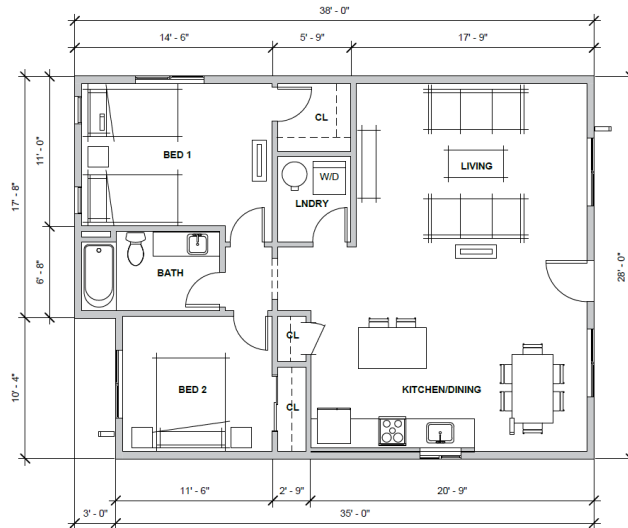


PLAN 4 (HIGH DESERT)

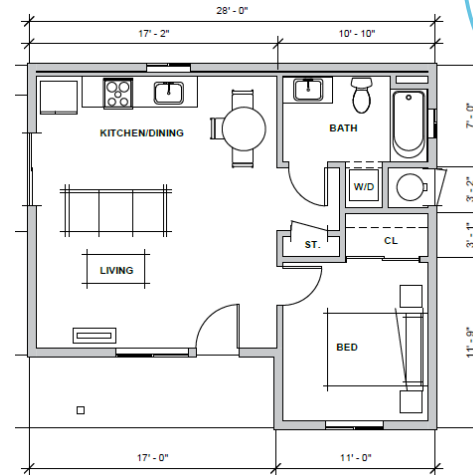


PLAN 5 (SHOWN AS RURAL MOUNTAIN)

- 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 ordinance s?nodeId=TIT17ZO A RTIIISPLGEDEST CH17.52 STSPLAUSAC 17.52.055A CDWUNAD](https://library.municode.com/ca/mammoth%20lakes/codes/code%20of%20ordinances?nodeId=TIT17ZO_ARTIIISPLGEDEST_CH17.52_STSPLAUSAC_17.52.055A_CDWUNAD)



—> **Did you know the Town of Mammoth Lakes will have an additional 272 units of workforce housing in the next 12-24 months?**

- The Parcel Phase 1 will provide **81 rental apartment units** consisting of 80 affordable units and 1 manager's unit that will range from studio to 3-bedroom units. The target occupancy date is fall 2023.
- Mammoth Lakes Housing (MLH) has acquired the Innsbruck Lodge located at 913 Forest Trail and is working on converting the existing hotel into **16 rental apartment units** consisting of 15 affordable studio units and 1 manager's unit. The target occupancy date is spring 2023.
- The Town is in the process of developing the vacant parcel located at 60 Joaquin Road with a **4-unit residential development**. The units will be for-sale units and the target occupancy date is fall 2023.
- MLH is working towards converting the existing commercial buildings located at 238 Sierra Manor Road into **11 affordable 1-bedroom units**. The target occupancy date is spring 2024.
- The Town's BRIDGE Program has a goal of converting **12 existing market-rate residential units into affordable ownership units** through the purchase of market-rate units that are then deed restricted and sold to qualified households at a subsidized price.
- The Parcel Phase 2 will provide **148 rental apartment units**. The target occupancy date is dependent on securing additional grant funding. Grading for the Parcel Phase 2 will begin in fall 2022.
- Household income restrictions based on Area Median Income apply to all of these projects. For information or to get on the wait list for The Parcel, call (855) 452-8250. For information about all other projects call MLH at (760) 934-4740 or visit MammothLakesHousing.org.

To learn more visit townofmammothlakes.ca.gov/1090/Housing-Now or scan here



Questions/Comments?

