

RESOLUTION NO. 2023-__

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
MAMMOTH LAKES, STATE OF CALIFORNIA, AUTHORIZING AN
ADDITIONAL CONTRIBUTION OF \$400,000 FROM THE
HOUSING NOW! PROGRAM TO THE INNSBRUCK LODGE AFFORDABLE
HOUSING PROJECT LOCATED AT 913 FOREST TRAIL
(APN NUMBER: 033-041-006-000)**

WHEREAS, the Town Council’s strategic priorities updated on June 20, 2022 include a priority to “Expand availability and affordability of Community Housing”; and

WHEREAS, the Town Council has authorized funding for the implementation of several housing policy directives and programs, branded as the “Housing Now!” initiative; and

WHEREAS, implementation of Town housing programs includes the dedication of Town resources to provide a range of community housing that is available and affordable to those working in the community; and

WHEREAS, the Town was approached by Mammoth Lakes Housing, Inc. (MLH) in January 2022 with an opportunity to partner on an affordable housing project through the State Homekey Program (“Grant”) to acquire and renovate the Innsbruck Lodge located at 913 Forest Trail (“Property”) into a 16-unit affordable housing project consisting of 15 affordable units available to households earning at or below 80% of the area median income (AMI) and 1 manager’s unit (“Project”); and

WHEREAS, the Town committed \$1,000,000 towards the Project in January 2022 together with a match of \$550,000 from Mono County; and

WHEREAS, the Town and MLH were successful in the Grant application and were awarded \$4,410,000 in funding from the State in May 2022 for the Project; and

WHEREAS, through the development of the complete construction drawings for the Project and a comprehensive inspection of the property with the contractor, it was determined that there is a funding gap of approximately \$884,000; and

WHEREAS, through additional donations and commitments from local partners and MLH’s own financial reserves, the funding gap was reduced to \$400,000; and

WHEREAS, MLH has requested from the Town an additional \$400,000 contribution towards the Project to close the funding gap; and

WHEREAS, there is a sufficient fund balance in the Housing Now! program for the additional contribution together with the previously made affordable housing financial commitments.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth as follows:

Section 1. The above findings are true and correct and the Town Council finds the use of Town resources to secure workforce housing within the Town of Mammoth Lakes a public purpose. The Town faces an acute shortage of housing available to the local workforce, and the rehabilitation of the Property into a 16-unit multi-family residential complex, including 15 affordable units available to households earning at or below 80% of the area median income (AMI), will assist in providing such affordable housing.

Section 2. The Town Council authorizes the additional contribution of \$400,000 towards the Project, in addition to the previously committed \$1,000,000, subject to the following funding condition. The \$1,400,000 contribution towards the Project is deemed to be “for the public benefit” for purposes of Government Code Section 37350.

Funding Condition: All other funding sources, including, but not limited to, the budgeted \$120,000 in contingency funds, the \$31,019 in budgeted reserves, and the \$141,161 from Mammoth Lakes Housing, shall be drawn down prior to any use of the additional \$400,000 from the Town.

APPROVED AND ADOPTED THIS 15th day of February 2023.

JOHN WENTWORTH, Mayor

ATTEST:

JAMIE GRAY, Town Clerk