



Mammoth Lakes Housing Board

Special Meeting Minutes

**February 27, 2023, 6:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Heidi Steenstra, Board Member Brian D'Andrea, Board Member Sarah Nuttall, Board Member Amanda Rice

Members Absent: President Kirk Stapp, Board Member Tony Perkins

1. Call to Order

Vice President Tom Hodges called the meeting to order at 6:08 p.m. Members of the Board attended the meeting via videoconference.

2. Assembly Bill 361 (AB 361) Findings

2.1 Adopt Resolution 2023-03 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency.

Moved by Board Member Tom Hodges
Seconded by Vice President Jennifer Kreitz

Adopt Resolution 2023-03 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency.

For (6): Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (3): President Kirk Stapp, Board Member Tony Perkins, and Board Member Amanda Rice

Carried (6 to 0)

3. Public Comments

Executive Director Patricia Robertson announced that MLH had received a Mono County CalHome Grant Award for approximately \$1M to be used for mortgage assistance, rehabilitation loans, and loans to create Accessory Dwelling Units (ADUs) in Mono County, and discussed the requirements to qualify for this funding. Ms. Robertson reported that there were a lot of leaks and other storm related damages at MLH's tax credit properties, and said that the Buckingham Property Management Emergency phone line would hang up automatically when people called it during business hours. She said that she would find out why that continued to happen.

Town of Mammoth Lakes (TOML) Community and Economic Development Director Sandra Moberly said that Town staff would follow up with Buckingham Property Management and Pacific West with regard to maintenance response times.

Agnew Beck Strategic Planning Consultant Seana Doherty outlined the information in the Board Update: Strategic Planning Update Process PowerPoint presentation.

Board Member Amanda Rice joined the meeting at 6:23 p.m.

There was discussion between Ms. Robertson, Ms. Doherty and members of the Board.

4. CONSENT AGENDA

Moved by Board Member Lindsay Barksdale
Seconded by Board Member Tom Hodges

Approve Consent Agenda.

For (7): Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Heidi Steenstra, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (2): President Kirk Stapp, and Board Member Tony Perkins

Carried (7 to 0)

4.1 Approve the minutes from the regular January 23, 2023 Board meeting

5. Policy Matters

5.1 The Board will consider authorizing the form of Grant Agreement for funds from both the Town of Mammoth Lakes and Mono County at the Innsbruck Lodge Project

Executive Director Patricia Robertson outlined the information in the staff report.

TOML Senior Planner/Housing Coordinator Nolan Bobroff reported that the Town wanted to go on record, as Ms. Robertson had commented, that there would be several revisions made to the agreement based on discussions between the various Legal Counsels and staff members involved, and said that the Town would be okay with the MLH Board approving the agreement with the understanding of the additional changes as agreed to by the Town Attorney, Mono County's Legal Counsel, and MLH's Legal Counsel prior to the Town Council's consideration of the agreement.

TOML Town Manager Dan Holler said that there would be several modifications to the agreement including comments he had received from Town Attorney Andy Morris, which were not addressed in the draft agreement, and said that he felt there was still significant work to be done on the agreement. Mr. Holler discussed some of the revisions that needed to be made and spoke about issues that would need to be resolved. He said that Mono County Legal Counsel would have similar questions.

There was discussion between Ms. Robertson, Town staff, and members of the Board.

Moved by Vice President Jennifer Kreitz
Seconded by Board Member Amanda Rice

Authorize the Executive Director to execute a Grant Agreement for funds for the Innsbruck Lodge project between the Town of Mammoth Lakes and Mammoth Lakes Housing, and Mono County and Mammoth Lakes Housing with the stated major amendments stated in the agenda and all other minor edits.

For (7): Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Heidi Steenstra, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (2): President Kirk Stapp, and Board Member Tony Perkins

Carried (7 to 0)

5.2 Discussion regarding rescheduling the regular March Board meeting from March 6, 2023 to March 23, 2023

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

CONSENSUS: There was consensus from the Board to move the March 6th meeting to March 23rd.

6. Closed Session

The Board went into recess at 7:01 p.m.

The Board went into closed session at 7:09 p.m.

6.1 Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action –Assessor's Parcel Number 0012120500

Property: 1700 Old Mammoth Road, Aspen Village Townhomes, G-105, Mammoth Lakes, CA 9354

Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Jamie and Joel Rathje (Owner)

Under Negotiation: Terms of sale

The Board returned from closed session at 7:41 p.m.

Executive Director Patricia Robertson announced that it was moved by Board Member Jenifer Kreitz, seconded by Board Member Brian D'Andrea, with President Kirk Stapp and Board Member Tony Perkins absent, and carried by a 7-0 vote to transfer the MLH option to purchase the unit to an eligible household and to close escrow within 90 days, if that was not possible, MLH would utilize the Town of Mammoth Lakes Revolving Loan Fund to purchase the unit and close escrow within 90 days.

7. Board Member Reports

Board Member Brian D'Andrea announced that the Housing California Conference was coming up at the end of March in San Diego, and said that he would attend the conference.

Board Member Jennifer Kreitz reported that she would also attend the Housing California Conference.

Executive Director Patricia Robertson reported that MLH had a travel and training budget available for members of the Board to utilize if they wanted to attend the Housing California Conference.

Board Member Jennifer Kreitz said that she had been working on advocacy at the State level. Ms. Kreitz reported that proposed Assembly Bill 1035 would address mobile home park rent control issues and suggested that the Board write a letter of support for the Bill and agendaize it on the April meeting. She requested that MLH staff send out the Bill language to the members of the Board. She said that she would meet with California Department of Housing and Community Development (HCD) Director Gustavo Velasquez tomorrow along with the California Coalition for Housing Board to discuss issues that came up at the Annual Housing Summit, and said she felt that summit was something members of the Board should attend.

Vice President Tom Hodges spoke about the down payment assistance program and Accessory Dwelling Units (ADUs).

Ms. Robertson reported that MLH staff was invited to and would attend multiple Mono Basin Community meetings in March with housing advocates who would like to know what resources MLH had, and how MLH could contribute to their efforts. She said that staff would also attend community meetings in June Lake and Lee Vining. She said that she had been working on the website redesign.

There was discussion between Ms. Robertson and members of the Board.

8. Adjourn

The meeting was adjourned at 7:53 p.m. to the next regular meeting which was rescheduled to be held on March 23, 2023.

Angela Plaisted, Assistant Clerk
Town of Mammoth Lakes

Patricia Robertson, Secretary
Mammoth Lakes Housing, Inc.