

Mammoth Lakes Town Council

Agenda Action Sheet

Title: Authorize the Town to execute the Regional Housing Needs Assessment MOU and Cost-Sharing Agreement with Inyo County.

Council Meeting Date: 1/15/2025

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Authorize the Town to execute the MOU with Inyo County agreeing to the reimbursement of Inyo County for the Town's proportional share of the Regional Housing Needs Assessment report.

Summary: The Town of Mammoth Lakes, Mono County, City of Bishop, and Inyo County have partnered together to complete a Regional Housing Needs Assessment and Housing Action Plan (Report) with the goal of creating a clearer picture of the Eastern Sierra's current regional housing needs and to guide future housing decisions. The Eastern Sierra Council of Governments (ESCOG) and SMR Development (under contract w/ Mono County) are providing technical assistance in the work effort.

An RFP was released in October 2024 seeking proposals from qualified firms to prepare the needs assessment and action plan, and two firms submitted proposals. Upon a review of the proposals by the group, BAE Urban Economics was selected.

In order to simply and streamline the contracting with BAE, it was determined that Inyo County would enter into, and administer, the contract with BAE, and the other three entities would then reimburse Inyo County for their proportional share of the costs. To memorialize this agreement, a memorandum of understanding (MOU) will be signed by the four entities agreeing to the terms of the relationship. The draft MOU is attached for reference and reflects the format and terms of the agreement. The placeholders in the draft MOU will be completed by Inyo County and the final MOU will be provided by Inyo County for signature upon approval by their Board, which is set to occur after the other three entities have approved the draft MOU. Inyo County will consider the MOU at the same time as the contract with BAE.

The Town's proportional share for the Report, plus the Town's proportional share for the cost of SMR Development to oversee the work effort and provide technical assistance, will be approximately \$55,000. The allocation of these funds will be addressed during the FY 24/25 2nd quarter budget update.

The timeline for completion is nine (9) months from the kickoff for the housing needs assessment and an additional four (4) months for the action plan.

With the recent progress that the Town has made in providing affordable units through projects such as the Parcel, the Innsbruck Lodge project, and the Bridge program, an update of the previous 2017 HNA is necessary to illustrate if these efforts are helping to address the housing crisis and to provide information and data for the implementation of future housing projects. This information will be critical as the Town plans for the implementation of the funding stream from the recently approved Measure L TOT tax increase.

The draft MOU, the scope of work from the Inyo County/BAE contract, and the proposal from BAE are attached.

Background: The last Town of Mammoth Lakes Housing Needs Assessment¹ was completed in 2017 (2017 HNA) as a part of the Community Housing Action Plan (CHAP) work effort (*prior HNA's for the Town were completed in 2011 and 2005*). The 2017 HNA included an evaluation of current community housing programs, a review of opportunities and constraints, and a comparison with similar resort communities.

Housing needs assessment reports are intended to provide a holistic view of the community and housing market to determine needs across the entire spectrum of housing from extremely low income through market rate. The reports typically assess what the market is providing, what residents and employees can afford, and where the gaps are, and summarize the needs for residents and employees in terms of how much housing is needed, what type (ownership/rental), who is it for, and at what price points.

¹ 2017 TOML Housing Needs Assessment: <https://ca-mammothlakes2.civicplus.com/DocumentCenter/View/8169>