

2021 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Nolan	Street Address	P.O. Box 1609	Phone	7609653631
Last Name	Bobroff	City	Mammoth Lakes	Email	nbobroff@townofmammothlakes.ca.gov
Title	Senior Planner - Housing Coordinator	Zip Code	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
022-381-028-000	380 Pine St	0	0	0	0	0	0	1	1	1	0
031-260-011-000	89 Bridges Ln	0	0	0	0	0	0	1	1	1	0
033-370-028-000	525 Obsidian PI	0	0	0	0	0	0	4	4	4	0
033-150-039-000	377 Manzanita Rd	0	0	0	0	0	0	6	6	6	0
031-051-007-000	422 John Muir Rd	0	0	0	0	0	0	1	1	0	0
033-180-021-000	33 Hidden Valley Road	0	0	0	0	0	0	1	1	0	0
031-110-018-000	161 Crystal Lane	0	0	0	0	0	0	1	1	0	0
039-020-015-000	415 Hillside Drive	0	0	0	0	0	0	1	1	1	0
035-021-022-000	383 Pinecrest Avenue	0	0	0	0	0	0	1	1	1	0
035-010-020-000	1699 Tavern Rd	16	0	64	0	0	0	1	81	0	0
033-172-000-000	384 Joaquin Road	0	0	0	0	0	0	2	2	2	0
031-041-001-000	196 Davison Road	0	0	0	0	0	0	3	3	0	0
033-350-022-000	210 Starwood Drive	0	0	0	0	0	0	1	1	0	0

040-100-008-000	119 Panorama Drive	0	0	0	0	0	0	1	1	0	0
022-300-061-000	385 Pine Street	0	0	0	0	0	0	1	1	1	0
031-180-002-000	14 Aspen Lane	0	0	0	0	0	0	1	1	1	0
033-350-010-000	225 Starwood Drive	0	0	0	0	0	0	1	1	0	0
033-320-017-000	22 Starwood Drive	0	0	0	0	0	0	1	1	1	0
033-350-021-000	214 Starwood Drive	0	0	0	0	0	0	1	1	1	0
033-360-002-000	2006 Lodestar Drive	0	0	0	0	0	0	1	1	0	0
040-100-034-000	247 Ridge Way	0	0	0	0	0	0	1	1	0	0
033-180-021-000	33 Hidden Valley Road	0	0	0	0	0	0	1	1	0	0
031-051-014-000	368 John Muir Road	0	0	0	0	0	0	1	1	0	0
022-382-041-000	180 Le Verne Street	0	0	0	0	0	0	1	1	0	0
040-090-005-000	35 Ridge Way	0	0	0	0	0	0	1	1	0	0
022-300-049-000	145 Pine Street	0	0	0	0	0	0	1	1	0	0
031-110-018-000	161 Crystal Lane	0	0	0	0	0	0	1	1	0	0
Totals		16	0	64	0	0	0	38	118	20	0

Project Information												
Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	022-381-028-000	380 Pine St	New SFR	ADR 21-001; BP21-00267	SFD	Owner	06/20/2021	No	No	No	Approved	
	031-260-011-000	89 Bridges Ln	New SFR	ADR 21-004; BP21-00655	SFD	Owner	10/20/2021	No	No	No	Approved	
	033-370-028-000	525 Obsidian Pl	Villas II	TTM 21-002; BP21-00315; BP21-00316	SFA	Owner	06/08/2021	No	No	No	Approved	
	033-150-039-000	377 Manzanita Rd	New 6-Plex	UPA 20-002	5+	Renter	11/01/2021	No	No	No	Approved	
	031-051-007-000	422 John Muir Rd	New ADU	BP21-00241	ADU	Renter	04/22/2021	No	No	No	Pending	
	033-180-021-000	33 Hidden Valley Road	New ADU	BP21-00654	ADU	Renter	09/28/2021	No	No	No	Pending	
	031-110-018-000	161 Crystal Lane	New ADU	BP21-00199	ADU	Renter	04/09/2021	No	No	No	Pending	
	039-020-015-000	415 Hillside Drive	New ADU	BP21-00062	ADU	Renter	02/10/2021	No	No	No	Approved	
	035-021-022-000	383 Pinecrest Avenue	New ADU	BP21-00311	ADU	Renter	05/19/2021	No	No	No	Approved	
	035-010-020-000	1699 Tavern Rd	The Parcel	BP21-00725	5+	Renter	10/27/2021	No	No	No	Pending	
	033-172-000-000	384 Joaquin Road	Forest Creek Condo	BP21-00144	2 to 4	Owner	03/16/2021	No	No	No	Approved	
	031-041-001-000	196 Davison Road	Chalet Hestia	BP21-00415	2 to 4	Owner	06/22/2021	No	No	No	Pending	
	033-350-022-000	210 Starwood Drive	New SFR	BP20-00672	SFD	Owner	01/15/2021	No	No	No	Pending	

	040-100-008-000	119 Panorama Drive	New SFR	BP21-00248	SFD	Owner	04/26/2021	No	No	No	Pending	
	022-300-061-000	385 Pine Street	New SFR	BP21-00007	SFD	Owner	01/07/2021	No	No	No	Approved	
	031-180-002-000	14 Aspen Lane	New SFR	BP21-00048	SFD	Owner	02/03/2021	No	No	No	Approved	
	033-350-010-000	225 Starwood Drive	New SFR	BP21-00535	SFD	Owner	08/12/2021	No	No	No	Pending	
	033-320-017-000	22 Starwood Drive	New SFR	BP21-00137	SFD	Owner	03/12/2021	No	No	No	Approved	
	033-350-021-000	214 Starwood Drive	New SFR	BP21-00268	SFD	Owner	05/05/2021	No	No	No	Approved	
	033-360-002-000	2006 Lodestar Drive	New SFR	BP21-00624	SFD	Owner	09/16/2021	No	No	No	Pending	
	040-100-034-000	247 Ridge Way	New SFR	BP21-00631	SFD	Owner	09/17/2021	No	No	No	Pending	
	033-180-021-000	33 Hidden Valley Road	New SFR	BP21-00653	SFD	Owner	09/28/2021	No	No	No	Pending	
	031-051-014-000	368 John Muir Road	New SFR	BP21-00713	SFD	Owner	10/20/2021	No	No	No	Pending	
	022-382-041-000	180 Le Verne Street	New SFR	BP21-00768	SFD	Owner	11/30/2021	No	No	No	Pending	
	040-090-005-000	35 Ridge Way	New SFR	BP21-00785	SFD	Owner	12/08/2021	No	No	No	Pending	
	022-300-049-000	145 Pine Street	New SFR	BP21-00770	SFD	Owner	11/30/2021	No	No	No	Pending	
	031-110-018-000	161 Crystal Lane	New SFR	BP21-00198	SFD	Owner	04/09/2021	No	No	No	Pending	

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
035-010-020-000	1699 Tavern Rd	UPA 20-003	16	0	64	0	0	0	1	02/03/2021	81
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	1	08/18/2021	1
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	1	11/15/2021	1
033-370-028-000	525 Obsidian Pl	TTM 21-002	0	0	0	0	0	0	4	09/08/2021	4
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0	0	0
033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0	0	0
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	0	0	0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0	0	0
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	0	0	0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0	0	0
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	0	0	0
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	0	0	0
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	0	0	0

035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0	0	0
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	0	0	0

033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	0	0	0
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	0	0	0
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	0	0	0
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	0	0	0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0	0	0
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	0	0	0
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	0	0	0
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	0	0	0
Totals			16	0	64	0	0	0	0	7	87

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
035-010-020-000	1699 Tavern Rd	UPA 20-003	0	0	0	0	0	0	0		0
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	1	08/18/2021	1
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	0		0
033-370-028-000	525 Obsidian PI	TTM 21-002	0	0	0	0	0	0	0		0
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	1	04/29/2021	1
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	1	05/13/2021	1
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	1	07/16/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	3	04/13/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	3	05/04/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	3	05/04/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	2	05/26/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	3	05/26/2021	3
033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	2	06/04/2021	2

040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	3	08/25/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	3	09/17/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	3	10/05/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	3	10/20/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	3	04/13/2021	3
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	1	01/12/2021	1
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	1	05/06/2021	1
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	1	06/07/2021	1
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	1	05/28/2021	1
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	1	08/10/2021	1
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	1	11/18/2021	1
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	1	09/17/2021	1
035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0	0	0
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	0	0	0

040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	0	0	0
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	0	0	0
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	0	0	0
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	0	0	0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0	0	0
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	0	0	0
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	0	0	0
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	0	0	0
Totals			0	0	0	0	0	0	0	42	42

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
035-010-020-000	1699 Tavern Rd	UPA 20-003	0	0	0	0	0	0	0		0
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	0		0
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	0		0
033-370-028-000	525 Obsidian PI	TTM 21-002	0	0	0	0	0	0	0		0
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0		0

033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0		0
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	0		0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0		0
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	0		0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0		0
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	0		0
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	0		0
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	3	02/02/2021	3

035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	3	02/02/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	3	02/12/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	2	02/17/2021	2
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	2	03/02/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	3	04/06/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	1	04/23/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	3	05/26/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	1	07/15/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	3	08/16/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	2	08/30/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	3	10/08/2021	3
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	3	10/12/2021	3
033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	2	11/11/2021	2

033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	2	11/11/2021	2
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	2	11/16/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	3	11/22/2021	3
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	2	12/10/2021	2
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	1	02/19/2021	1
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	1	06/23/2021	1
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	1	07/15/2021	1
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	1	09/08/2021	1
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	1	11/10/2021	1
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	1	11/23/2021	1
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	1	12/17/2021	1
Totals			0	0	0	0	0	0	50		50

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
	035-010-020-000	1699 Tavern Rd	The Parcel	UPA 20-003	5+	Renter	0	N	Y	IIG,NPLH,Other	Other		55	0			Funding Source: Housing Accelerator; DR Type: Regulatory Agreement	
	022-381-028-000	380 Pine St	New SFR	ADR 21-001; BP21-00267	SFD	Owner	0	N	Y					0				
	031-260-011-000	89 Bridges Ln	New SFR	ADR 21-004	SFD	Owner	0	N	Y					0				
	033-370-028-000	525 Obsidian Pl	Villas II	TTM 21-002	SFA	Owner	0	N	Y					0				
	022-290-028-000	11 Red Fir Rd	New ADU	BP20-00588	ADU	Renter	0	N	Y					0				
	039-020-015-000	415 Hillside Drive	New ADU	BP21-00062	ADU	Renter	0	N	Y					0				

	035-021-022-000	383 Pinecrest Avenue	New ADU	BP21-00311	ADU	Renter	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 19	BP19-00813	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 5	BP19-00810	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 6	BP19-00811	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 3	BP19-00800	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 4	BP19-00809	2 to 4	Owner	0	N	Y					0			
	033-172-000-000	384 Joaquin Road	Forest Creek Re-Build	BP21-00144	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 2	BP19-00808	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 25	BP19-00805	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 20	BP19-00814	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 1	BP19-00807	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 18	BP19-00812	2 to 4	Owner	0	N	Y					0			

	032-120-010-000	763 Majestic Pines Drive	New SFR	BP18-00024	SFD	Owner	0	N	Y					0			
	022-300-061-000	385 Pine Street	New SFR	BP21-00007	SFD	Owner	0	N	Y					0			
	031-180-002-000	14 Aspen Lane	New SFR	BP21-00048	SFD	Owner	0	N	Y					0			
	031-170-037-000	93 Twin Lakes Lane	New SFR	BP19-00849	SFD	Owner	0	N	Y					0			
	022-342-048-000	144 Sunnyslope Lane	New SFR	BP20-00738	SFD	Owner	0	N	Y					0			
	033-320-017-000	22 Starwood Drive	New SFR	BP21-00137	SFD	Owner	0	N	Y					0			
	033-350-021-000	214 Starwood Drive	New SFR	BP21-00268	SFD	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 7-9	BP19-00255	SFA	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 10-12	BP19-00256	SFA	Owner	3	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 37	BP19-00600	2 to 4	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 2-3	BP19-00823	SFA	Owner	2	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 4-5	BP19-00824	SFA	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 36	BP19-00599	2 to 4	Owner	3	N	Y					0			

	035-200-023-000	540 Old Mammoth Road	540 - Lot 6	BP19-00710	SFD	Owner	1	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 35	BP19-00598	2 to 4	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lot 1	BP19-00701	SFD	Owner	1	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 33	BP19-00817	2 to 4	Owner	3	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 32	BP19-00801	2 to 4	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 34	BP19-00818	2 to 4	Owner	3	N	Y					0			
	031-080-059-000	110 Hillside Dr.	Hillside Highlands	BP16-00644	2 to 4	Renter	3	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 5-6	BP19-00832	SFA	Owner	2	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 7-8	BP19-00833	SFA	Owner	2	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 9-10	BP19-00834	SFA	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 26	BP19-00806	2 to 4	Owner	3	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 11-12	BP19-00835	SFA	Owner	2	N	Y					0			

039-050-012-000	29 Kitzbuhel Place	New SFR	BP16-00633	SFD	Owner	1	N	Y					0			
022-393-047-000	480 Le Verne Street	New SFR	BP18-00259	SFD	Owner	1	N	Y					0			
031-031-007-000	362 Davison Road	New SFR	BP18-00375	SFD	Owner	1	N	Y					0			
033-421-031-000	172 E Bear Lake Drive	New SFR	BP19-00827	SFD	Owner	1	N	Y					0			
032-150-002-000	65 Juniper Road	New SFR	BP15-00222	SFD	Owner	1	N	Y					0			
031-130-018-000	511 Canyon Blvd.	New SFR	BP17-00667	SFD	Owner	1	N	Y					0			
022-520-003-000	2560 Old Mammoth Road	New SFR	BP19-00230	SFD	Owner	1	N	Y					0			

Density Bonus

Project Identifier				Density Bonus			
Current APN	Street Address	Local Jurisdiction Tracking ID	Deed Restriction Type	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	26	Deed restricted	0	0	0	0	0	0	0	0	0	0	26
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	30	Deed restricted	0	0	0	0	0	0	0	0	0	0	30
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	34	Deed restricted	0	0	0	0	0	0	0	0	0	0	34
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	65		41	61	42	0	0	0	0	0	0	144	0
Total Units			41	61	42	0	0	0	0	0	0	144	
Total RHNA	155		Total Remaining Need for RHNA Period										90

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	<ul style="list-style-type: none"> • Contracts w/ GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date. • In 2021, the Town began the compilation of various housing related datasets into a central GIS database, including deed-restricted unit locations, existing apartments, transient rental locations, and vacant parcels.
H.1.A.2	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	<ul style="list-style-type: none"> • This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	<ul style="list-style-type: none"> • As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs. • In 2021, the Master Plan for the Parcel was adopted, which replaced the 1991 Shady Rest Master Plan, and created the regulatory framework for the build-out of the 25-acre Parcel site as an affordable housing development with up to 580 workforce housing units.

H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	<ul style="list-style-type: none"> • The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.
H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	<ul style="list-style-type: none"> • The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. • In 2021, the Town collected \$46,224 in Housing Impact Mitigation Fees from the issuance of 7 residential building permits and 1 industrial service use permit. An additional 15 building permits for residential construction were issued in 2021; however, those permits were either exempt from the housing mitigation fee (e.g., ADU construction) or their housing mitigation was previously satisfied through the donation of land that was ultimately developed with affordable housing (e.g., Snowcreek VII previously mitigated their housing impact via the donation of land for the Aspen Village apartments).
H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	<ul style="list-style-type: none"> • The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.

H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	<ul style="list-style-type: none"> The Town will work with Mammoth Lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH previously worked with the Center to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 11-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.
H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	<ul style="list-style-type: none"> The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.
H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	Sep-2021	<ul style="list-style-type: none"> The Town reviewed the Zoning Code requirements applicable to supportive housing, and determined that no changes to the zoning code are necessary to comply with the requirements of AB-2162 since multi-family and mixed-use developments are a permitted use in all of the zones that allow supportive housing type of uses (i.e., no use permit or other entitlement is required for the use) and Municipal Code §17.52.290 specifies that "supportive housing is a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district." Staff will develop an application to be used for the Supportive Housing Streamlined Approval process required by AB-2162 to demonstrate that the project meets the eligibility criteria specified in the legislation.

<p>H.1.E.5.</p>	<p>The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p>	<p>Sep-2021</p>	<ul style="list-style-type: none"> • The Town reviewed the Zoning Code requirements related to the State Employee Housing Act and determined that no changes to the zoning code are necessary to comply with the requirements of this legislation. The Employee Housing Act requires jurisdictions consider housing in an agriculture zone that serves six or fewer persons to be treated the same as a single-family residence (if permitted) and requires housing that consists of 12 units or less, or 36 beds, be considered an agriculture use and be permitted in the same manner (i.e., if a use permit is required for agriculture use, then a use permit is required for the housing use). The only zone that permits agriculture uses is the Open Space zone and a use permit is required for the agriculture use. Single-family residences are not a permitted use in this zone and therefore, the requirement to consider housing for six or fewer persons a single-family residence is not applicable. Housing consisting of 12 units or less, or 36 beds, would require a use permit since agriculture uses require a use permit and would be subject to the same requirements as the agriculture use since the use is considered to be the same. Therefore, no changes to the zoning code are necessary to comply with this requirement.
-----------------	---	-----------------	--

<p>H.1.F.1.</p>	<p>Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.</p>	<p>On-going</p>	<ul style="list-style-type: none"> • Prior to 2021, the Town completed, or made substantial progress towards the completion of, the following Planning processes related to the Parcel: <ol style="list-style-type: none"> (1) Drafted the updated Master Plan for the Parcel site which will serve as the sole zoning for the site and will provide the regulatory framework for the subsequent phases of development. (2) Conducted a public bid process to select a development partner in accordance with the State's Surplus Land Act. (3) Acceptance of the Conceptual Land Use Plan by the Town Council in December 2019. • In 2021, the Town completed, or made progress on, the following Planning and/or Building processes: <ol style="list-style-type: none"> (1) Adoption of the Parcel Master Plan in January 2021; (2) Approval of the Phase 1 design review entitlement in February 2021; (3) Town Council determination that the Parcel was "exempt surplus land" pursuant to Government Code §54221(f)(1)(A) in April 2021; (4) Execution of the Disposition and Development Agreement (DDA) with Pacific West Companies, Inc. (PWC) in April 2021; (5) Submittal of the Phase 1 building permit for 81 units (80 affordable units) in October 2021; (6) Official "ground-breaking" ceremony in November 2021. • The Town has been successful in the following grant applications specific to the Parcel: <ol style="list-style-type: none"> (1) \$38.6 million in Housing Accelerator funding for construction costs (awarded January 2022); (2) \$20.6 million in Infill Infrastructure Grant funding which is intended to fund infrastructure related to affordable housing production and will help fund the necessary infrastructure for the project; (3) \$65,000 in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update.
-----------------	---	-----------------	---

			<ul style="list-style-type: none"> The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, low income housing tax credits, and tax exempt bonds, and loans.
H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	<ul style="list-style-type: none"> The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). In addition to the dedicated TOT revenues, the Town provided, or allocated, the following funding towards housing in 2021 (total of \$10.3M): <ul style="list-style-type: none"> (1) \$1.5M towards creative housing solutions (i.e., public/private partnerships, conversion of units); (2) \$3M towards small-site affordable housing development (i.e., 60 Joaquin Rd); (3) \$1.5M towards MLH's 238 Sierra Manor Road 11-unit low-income apartment conversion project (this is in addition to the prior \$300K committed to the project); (4) \$1.4M towards the Bridge program (conversion of market-rate to affordable units); (5) \$2.2M towards the Parcel phases 1 and 2; and (6) \$700K towards future land acquisition(s) for affordable housing.
H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	<ul style="list-style-type: none"> The Town and MLH continue to pursue grant funds to support housing programs. The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for first-time homeownership assistance; however, both grants ended in 2021. Two BEGIN ReUse loans were awarded in 2021 through the reinvestment of repaid BEGIN loan funds. The Town and MLH continue to review grant NOFAs as they are released and continue to apply for additional homeownership assistance grant funding. The Town applied for a CDBG grant in 2021, but weren't successful, and will apply for a new HOME grant in early 2022.

H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the Housing Action Plan: Live, Work, Thrive and a detailed work program implementing the Housing Action Plan is being developed. Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.
H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Dec-2020 and On-going	<ul style="list-style-type: none"> • The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. • In 2021, the Town re-allocated the \$101,000 to the Bridge program with the goal of increasing the number of affordable ownership units with the Town. The program allows for the purchase of market-rate units that will be resold at a price affordable to households earning 120% or less of the AMI. The first unit was acquired in November 2021 and four additional units have since been acquired. As of March 2022, the first unit acquired is in escrow to be resold at an affordable price.
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Postponed	<ul style="list-style-type: none"> • The Town was considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing, but due to the unknown long-term economic impacts associated with COVID-19, the ballot measure was postponed. • However, the Town Council has committed a portion of the excess TOT revenue towards housing in 2021 (approximately \$10M) and continue to analyze the budget for additional funding. The TOT revenue committed to housing in 2021 is in excess of what a dedicated 1% TOT rate would have generated.

H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	<ul style="list-style-type: none"> • The Town has previously been awarded grant funding intended for rehabilitation (\$700,000 In 2017 CDBG funds) but had limited success in finding eligible households and the grant expenditure period ended in 2021. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.
H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	On-going	<ul style="list-style-type: none"> • Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). • In 2021, the Town and MLH launched the Bridge program aimed at acquiring existing market-rate units that are then resold to local workforce households at an affordable price (120% AMI). The program was launched in November 2021 and has been successful in acquiring 5 units as of March 2022. • MLH continues to make progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project, including the submittal of a HOME application for construction funding and submittal of the building permit application and construction drawings for the project. The Town continues to support MLH on this project and submitted a CDBG application for \$3.5 million in multi-family rental rehabilitation funding in September 2020. Additionally, the Town committed \$1.5M towards this project. The Town and MLH expect to hear whether they were successful in the HOME and CDBG grants in early 2022. • The Town purchased a vacant 0.20-acre site in 2021 and are going through the procurement process to bring on a design-build entity to construct a 4-unit planned unit development (PUD). The completed units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units.

H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	<ul style="list-style-type: none"> • The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation and MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.
H.2.E.2.	Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.	Jul-2019 and On-Going	<ul style="list-style-type: none"> • In 2019, the Town committed \$149,000 to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops. • The program was put on-hold in 2021 due to a change in staffing, but it is anticipated that the program will commence again in 2022 with the hiring of a new workforce housing coordinator.

H.2.G.1.	<p>As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including:</p> <ul style="list-style-type: none"> · Development of priorities for a rental deed restriction instrument. · Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units. 	Dec-2021 and On-going	<ul style="list-style-type: none"> • In late-2021, the Town sent letters to the 25 deed-restricted properties that the Town is tasked with monitoring to determine whether the units are in compliance with the existing deed-restrictions. Responses have been received from approximately 50% of the units and a follow-up letter will be sent out in early 2022 to the owners of the outstanding units. If responses are still not received from those units following the second letter, enforcement efforts will be increased to ensure compliance. • In addition to the Town monitored units, MLH monitors 39 additional deed-restricted units and annually monitor the occupancy. • In 2021, MLH began using the Homekeeper database system to track their deed-restricted units. The Town will look into the potential of utilizing a similar system or partnering with MLH to monitor the town deed-restricted properties utilizing their Homekeeper software. • Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.
H.2.G.2.	<p>Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.</p>	On-going	<ul style="list-style-type: none"> • The Revolving Loan Fund is used annually to buy back deed restricted units. • No units were purchased with the RLF in 2021; The previous RLF acquired unit that was purchased in 2019 was sold in 2021 at a reduced deed-restricted level (the 200% AMI level was reduced to the 120% AMI level) to better serve the needs of the community.

H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	<ul style="list-style-type: none"> • In 2021, the Town made progress on increasing the supply of housing available to the workforce through the implementation of the following programs and projects: (1) continued work efforts for the development of the Parcel (the Master Plan update was adopted in early 2021 and the ground-breaking for the initial 81-units representing the first phase of development occurred in November 2021 with occupancy targeted for fall 2023; (2) worked with developers to utilize the Town Density Bonus Program aimed at removing barriers to the development of workforce housing by allowing for more flexible development standards (three projects have been entitled through the program); (3) implemented the Bridge program in partnership with MLH aimed at increasing the supply of workforce housing by purchasing market-rate units that are then converted to affordable ownership units; and (4) began the design-build procurement process to bring on a developer to construct a 4-unit deed-restricted affordable PUD on a Town-owned vacant site. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project and submitted a Homekey grant application for a potential hotel-to-residential conversion project that will provide up to 15 affordable units.
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	<ul style="list-style-type: none"> • Not yet started. The Town began work on the update to the DIF and Housing Fee Nexus Study in 2021. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.

H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019 and On-going	<ul style="list-style-type: none"> The Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package in late-2019 and completed a subsequent amendment in 2021 to clarify conflicting and/or confusing code language and improve the usability of the ADU regulations by clearly articulating the requirements for each type of ADU. The Town continues to monitor changes to state law to ensure on-going compliance and review the Town's regulations to ensure they are easy to understand and implement.
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024 and On-going	<ul style="list-style-type: none"> These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. The Town and MLH's Program Committee continue to work on the development of a program to incentivize ADU creation and implementation of the program is expected within the next 2-5 years.
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	<ul style="list-style-type: none"> An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects and an update to the DIF ordinance was adopted in 2019, which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and began work on the update to the DIF and Housing Fee Nexus Study in 2021.

H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the program is expected within the next 2-5 years.
H.5.B.1.	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	On-going	<ul style="list-style-type: none"> • This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	<ul style="list-style-type: none"> • The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH, in partnership with California Indian Legal Services attorney and LISC staff, hosted a free Zoom meeting for regional Superior Court judges and staff regarding the changing eviction moratorium rules and the rule of Housing is Key rent assistance in eviction proceedings. Additionally, MLH worked extensively with tenants facing eviction through the emergency rent assistance programs.
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	<ul style="list-style-type: none"> • The Town is enforcing the California Building Code requirements.

H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	<ul style="list-style-type: none"> • The Town previously had CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below); however, that grant ended in 2021. • The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.
----------	--	----------	--

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

Affordability by Household Incomes (Units that DO NOT count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	(2) units at 120% AMI were sold directly to eligible households through stewardship services provided to the Town by Mammoth Lakes Housing.
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	
Affordability by Household Incomes (Units that DO count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 16202)

No Data Available

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 16202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
035-010-020-000	1699 Tavern Rd	Vacant	0	Exempt Surplus Land	25.0	DDA executed with a developer for the purpose of constructing housing that will be used to provide housing to persons and families of low and moderate income

2021 MAMMOTH LAKES Housing Element Annual Progress Report

LEAP Reporting (CCR Title 25 i 1/2 6202)

No Data Available