

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                            | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 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"> <li>Contracts w/ GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.</li> <li>The Town continues to maintain various housing related datasets (deed-restricted unit locations, existing apartments, transient rental locations, and vacant parcels) in a central GIS database and discuss what additional datasets are needed.</li> </ul>                                                                                                                                                                                                                                                                                                               |
| 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"> <li>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.</li> <li>In 2023, the Town made progress towards satisfying our share of the RHNA in the Extremely Low category and issued a permit for additional units in the Low category, for which the Town has already satisfied our RHNA.</li> </ul>                                                                                                                                                                                                                              |
| 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"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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"> <li>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.</li> </ul>                                                                                                                                                                                        |
| 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"> <li>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.</li> <li>In 2022, the Town collected approximately \$196,000 in Housing Impact Mitigation Fees from the issuance of 19 building permits. An additional 4 building permits for residential construction were issued in 2023; however, those permits were exempt from the housing mitigation fees (e.g., ADU construction, Affordable Deed-Restricted Housing).</li> </ul> |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 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"> <li>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.</li> </ul> |
| 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"> <li>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 13-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.</li> </ul>                                   |
| 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"> <li>The Community &amp; 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.</li> </ul>                                                                                                                                                                             |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 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"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| H.1.E.5.        | 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. | Sep-2021         | <ul style="list-style-type: none"> <li>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.</li> </ul> |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                          | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| H.1.F.1.        | 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. | On-going         | <ul style="list-style-type: none"> <li>Prior to 2023, 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"> <li>Issued the building permits for Phase 1 of the project in May 2022, which includes 80 affordable units and 1 manager's unit.</li> <li>Completed the parking podium and placement of the Phase 1 modular units in November 2022. Occupancy of Phase 1 is expected in fall 2023.</li> <li>Approval of a tentative map in May 2022 to subdivide the site into 14 lots for future affordable housing uses and 3 lots for open space, parks, and public street dedications</li> <li>Approval of the Phase 2 design review entitlement for 148 units (146-147 affordable units and 1-2 manager's units) in June 2022</li> </ol> </li> <li>In 2023, the Town completed, or made progress on, the following Planning and/or Building processes:               <ol style="list-style-type: none"> <li>Continued construction on Phase 1. The target occupancy date is mid-2024 for the initial 81 units.</li> <li>Were awarded tax credit financing for Phase 2.2 in December 2023. This will fund the construction of 76 units. The Town's development partner, PWC, continued to apply for funding for Phase 2.2 (72 units).</li> </ol> </li> <li>The Town has been successful in the following grant applications specific to the Parcel:               <ol style="list-style-type: none"> <li>\$38.6 million in Housing Accelerator funding for construction costs (<i>awarded January 2022</i>).</li> <li>\$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.</li> <li>\$65,000 in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update.</li> <li>\$290,000 in CDBG CARES Act funds which will be used for the Parcel Park.</li> <li>\$30M in tax credit funding for Phase 2.2 construction costs awarded in December 2023.</li> <li>\$32M in tax credit funding for Phase 1 (<i>allows for the refinancing of the Housing Accelerator funds to be used for Phase 2.1</i>) awarded in December 2023</li> </ol> </li> <li>The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, LIHTC, and tax exempt bonds, and loans.</li> </ul> |
| 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"> <li>The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points).</li> <li>In addition to the dedicated TOT revenues, the Town provided, or allocated, approximately \$30M over the past five years to the following housing projects and programs:               <ol style="list-style-type: none"> <li>Creative housing solutions (i.e., public/private partnerships, conversion of units);</li> <li>Small-site affordable housing development (i.e., 60 Joaquin Rd, 377 Manzanita Rd, 362 Chaparral Rd);</li> <li>MLH's 238 Sierra Manor Road 13-unit low-income apartment conversion project;</li> <li>Bridge program (<i>conversion of market-rate to affordable units</i>);</li> <li>Parcel phases 1 and 2; and</li> </ol> </li> <li>Innsbruck Lodge Affordable Housing Homekey Project (<i>conversion of the existing hotel into 15 affordable units and 1 manager's unit</i>).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timeframe in H.E       | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 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"> <li>The Town and MLH continue to pursue grant funds to support housing programs and regularly review and respond to NOFAs as they are released. The Town applied for, or were awarded, the following housing related grants in 2023:               <ol style="list-style-type: none"> <li>(1) Awarded a CDBG Housing Rehabilitation grant for the Access Apartments project in the amount of \$3M in November 2022. MLH was successful in acquiring an additional \$4.2M from the HOME program for the project.</li> <li>(2) Awarded a \$500K CDBG grant for mortgage assistance in July 2023.</li> <li>(3) Awarded \$490K in Permanent Local Housing Allocation (PLHA) grant funds in June 2023 for mortgage assistance to households earning up to 120% AMI.</li> <li>(4) Awarded approximately \$60M in tax credit bonds and tax exempt financing for the Parcel Phases 1 and 2.2</li> </ol> </li> <li>Repaid first-time homebuyer (FTHB) loans from various grant programs (e.g., BEGIN ReUse, HOME, CDBG) continue to be reinvested into new FTHB loans.</li> </ul>                                                                                                                              |
| 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.                                                                                                                                                   | 12/1/2024              | <ul style="list-style-type: none"> <li>Not yet started. 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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;<br>On-going  | <ul style="list-style-type: none"> <li>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. This program has not been successful and is currently on-hold while the Town considers various options for how to best leverage the funds. One reason for this programs lack of success is the high price of market-rate housing. The high prices create a gap between what the local workforce can afford and the market-rate prices, and the gap is too large to be closed by the downpayment assistance program on its own. The Town's Bridge program aims to assist in closing the affordability gap by acquiring existing market-rate units and reducing the sales price to an affordable price for households earning 120%-150% AMI. Since the launch of the Bridge program, five units have been sold to eligible households, of which two have received downpayment assistance using BEGIN ReUse funds and Town funds for the purchase of the units. An additional unit was purchased in 2023 and will be marketed for sale to an eligible household in 2024.</li> </ul> |
| 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 due to COVID | <ul style="list-style-type: none"> <li>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.</li> <li>The Town imposed a moratorium on the issuance of new short-term rental (STRs) certificates in 2023 to provide an opportunity for staff to study the impacts of STRs on the community. An outcome of that research was the identification of the need for a dedicated local funding source for workforce housing and staff has been directed to place a ballot measure on the November 2024 general election ballot for an increase in the TOT amount by up to 2% that will be committed to workforce housing.</li> <li>However, the Town Council continues to commit unallocated TOT revenue towards housing.</li> </ul>                                                                                                                                                                                                                                                                                 |

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| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                        | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 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"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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"> <li>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).</li> <li>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%-150% AMI). The program was launched in November 2021 and has been successful in acquiring eight (8) units as of March 2024. Of those, five (5) have been sold to income qualified households and MLH continues to work on selling the other units. Staff continue to look for additional units for the program.</li> <li>MLH continues to make progress towards construction of their 238 Sierra Manor Road 13-unit low-income apartment conversion project. The Town and MLH were awarded \$7.2M in grant funding for the project from the HOME and CDBG programs and the Town and Mono County have committed an additional \$2.7M towards this project. MLH is hopeful to begin work on this project in 2024. The target occupancy date is spring 2025.</li> <li>The Town purchased a vacant 0.20-acre site in 2021 and completed the procurement process to bring on a design-build entity in 2022. The site is proposed to be developed with a 4-unit planned unit development (PUD) in which the units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units. Construction begin in 2023 and will be completed in 2024.</li> <li>MLH and the Town were successful in a Homekey grant award for the acquisition and conversion of the Innsbruck Lodge into a 16-unit affordable rental project (15 affordable units and 1 manager's unit). Acquisition was completed in August 2022 and construction began in late-2022. The target occupancy date is spring 2024.</li> </ul> |
| 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.                                                                                                        | TBD              | <ul style="list-style-type: none"> <li>Not yet started. Implementation of the long-term housing inspection program is expected within the next 2-5 years.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 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"> <li>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. MLH has established a relationship with CA Indian Legal Aid service to assist tenants and has setup a legal aid remote workstation in the MLH office. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.</li> </ul>                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                                       | 7/1/2019;<br>On-going | <ul style="list-style-type: none"> <li>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.</li> <li>The Town is reviewing a proposal from Placemate (previously Landing Locals) to facilitate this program on behalf of the Town and provide subsidies to landlords to lease to tenants. The proposal will be considered by the Town Council in 2024.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                       |
| H.2.G.1.        | 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: <ul style="list-style-type: none"> <li>Development of priorities for a rental deed restriction instrument.</li> <li>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.</li> </ul> | Dec-2021;<br>On-going | <ul style="list-style-type: none"> <li>The Town previously 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. Through this outreach, the Town was made aware of seven properties (7) where the deed restrictions had been previously rescinded for various reasons and are continuing to work with the owners of the remaining properties to ensure compliance.</li> <li>In addition to the Town monitored units, MLH monitors approximately 40 additional deed-restricted units and annually monitor the occupancy.</li> <li>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.</li> </ul> |
| H.2.G.2.        | 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.                                                                                                                                                                                   | On-going              | <ul style="list-style-type: none"> <li>The Revolving Loan Fund is used annually to buy back deed restricted units.</li> <li>One 200% AMI deed-restricted unit was purchased using the RLF in 2022 and was resold at a 150% AMI price in early-2023.</li> <li>The additional deed-restricted units created under the Bridge program are eligible for assistance from the RLF should there be a need to buy back the unit in the future to ensure it remains affordable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| 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"> <li>In 2023, 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 (occupancy of the initial 81-units representing the first phase of development is expected in spring 2024); (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; (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; (4) maintained the inventory of TOML employee housing units (six units); and (4) completed the program guidelines and development standards for SB-9 projects (two-lot subdivisions and duplex construction) which could create smaller, affordable-by-design units on residential lots throughout the community. MLH continued to work towards construction on their 238 Sierra Manor Road 13-unit low-income apartment conversion project and began construction on their 16-unit Homekey hotel-to-residential conversion project.</li> </ul> |
| 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"> <li>Not yet started. The Town began work on the update to the DIF and Housing Fee Nexus Study in 2021 and expect to complete the update in 2024. 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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;<br>On-going | <ul style="list-style-type: none"> <li>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. A minor amendment to the ADU regulations was completed in 2023 to implement changes in State ADU laws that went into effect in January 2023.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timeframe in H.E      | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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;<br>On-going | <ul style="list-style-type: none"> <li>These program components were included in the CHAP. The Town continues 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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"> <li>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. The update is expected to be completed in 2024.</li> </ul> |
| 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. | 12/1/2024             | <ul style="list-style-type: none"> <li>Not yet started. Implementation of the program is expected within the next 2-5 years.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timeframe in H.E | Status of Program Implementation                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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"> <li>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.</li> </ul>                                                                                                                                                        |
| 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"> <li>The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH has established a relationship with CA Indian Legal Aid service to assist tenants and has setup a legal aid remote workstation in the MLH office.</li> </ul>                                                                                        |
| 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"> <li>The Town is enforcing the California Building Code requirements.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| 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"> <li>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.</li> <li>The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.</li> </ul> |

**Attachment 1: 2023 Housing Element Annual Progress Report (Table D)**

| Name of Program                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Objective | Timeframe in H.E | Status of Program Implementation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|----------------------------------|
| <p>GENERAL COMMENTS</p> <p>The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2023 include:</p> <ul style="list-style-type: none"> <li>• The Town continued to dedicate extensive staff time and funding towards the development of "The Parcel." The "Parcel" site was purchased by the Town in 2018 and is a significant 25-acre property centrally located in the Town and entirely restricted for workforce housing uses. Ground-breaking on the initial 81 units (80 units affordable to households earning ≤80% AMI) occurred in November 2021 and significant work was completed in 2023 with a target occupancy date of spring 2024. Funding for Phase 2.2 (76 units) was awarded in December 2023 and construction is expected to begin in June 2024. The Town and its development partner continue to look for additional funding for the subsequent phases.</li> <li>• The Town continues to commit unallocated TOT funds towards affordable workforce housing program and projects, in addition to the annual dedication of 0.85 points (of 13 points) in TOT revenues towards housing programs.</li> <li>• Assuming all projects stay on schedule, the Town will have an additional 104 units of workforce housing by the end of 2024 with an additional 89 units under construction.</li> </ul> |           |                  |                                  |