



DRAFT MINUTES

Housing Authority of Mono County

Mammoth Lakes BOS Meeting Room, 3rd Fl. Sierra Center Mall,
452 Old Mammoth Rd., Mammoth Lakes, CA 93546

SPECIAL MEETING

April 8, 2013

Flash Drive	Portable Recorder
Minute Orders	M13-01

1:39 p.m. Meeting Called to Order by Chairman Hunt.

Commissioners Present: Alpers, Hunt, Johnston and Stump.

Commissioner Fesko is in Bridgeport via teleconference. (Not to be counted as a board member, can participate as a public member due to Brown Act requirements. Clerk will include teleconference language in ALL future agenda templates.)

Commissioners Absent: None with the exception that Fesko is in Bridgeport acting as member of public.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

No one spoke

1) Approval of Minutes

M13-01

Action: Approve minutes of Special Meeting held April 17, 2012.

Johnston moved; Hunt seconded

Vote: 3 yes; 1 abstain: Stump; 1 absent (as board member): Fesko

Chairman Hunt:

- Asked about approval of minutes without enough board members.
- Asked about process to possibly approve Housing Authority minutes at regular Board meetings in the future?

Marshall Rudolph:

- Even if current Commissioners were not present at the last meeting, they are not required to abstain from approving the minutes. Need at least three to approve.
- As far as approving minutes it has to be during a Housing Authority meeting, not at a regular Board of Supervisors meeting.

2) Commission Member Reports

Note

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The Commission may, if time permits, take Commissioner reports at any time during the meeting and not at a specific time.

No Commissioner Reports were given.

Comment from Commissioner Johnston:

- Pam Henarty is leaving Mammoth Lakes Housing; he recognized her and thanked her.

**3) Department Reports/Emerging Issues
(Please limit comments to five minutes each)**

No one spoke.

4) Mammoth Lakes Housing Update (Jennifer Halferty)

Action: None.

Jennifer Halferty:

- She will be new Executive Director; taking Pam's place.
- Just did wrap up of CDBG grant.
- Not able to go back in and reapply for these funds due to administrative issues.
- Offered possible assistance in providing the Housing Element update.
- Homebuyer Assistance funding – has to be kept in the county it originated; it stays in the pot if the county doesn't apply for it.

COMMISSIONER COMMENTS:

Johnston:

- Homebuyer Assistance funding (\$600,000) – can Mono County apply for this money that Inyo County turned down?

Hunt:

- The reason counties don't participate in funding is philosophical.

5) 2012 Housing Statistics Workshop (Brent Calloway)

Action: None.

Brent Calloway:

Powerpoint – 2012 Building Permit & Housing Statistics (copy kept in today's file folder):

- 2012, Permits by Type.
- 2010 – 2012, Permits Issued by Type.
- 2011 – 2012 Building Permit Applications.
- Average Square Footage/SFR.
- New Home Square Footage Comparison.
- Housing Mitigation Fees.

Additional Comments:

- When fees were lowered, there were a lot of permits pulled.
- No limited density.
- Only four permits issued this year.
- There are various factors.
- Only one home in the town last year.

COMMISSIONER COMMENTS:

Johnston:

- During the time that fees were lowered, were a lot of permits pulled?
- Haven't had any limited density ones come in?
- Second lowest in history?
- Economic situation still a major factor?
- What about statistics in the town?

Stump:

- Gave information on permits for 2013.

Hunt:

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- Are we staying in the appropriate dollar amount?

Other Comments-

Tim Fesko:

- Asked for clarification on colors on graphs.

Mary Booher:

- Gave update.

6) Annual Review of Housing Mitigation Ordinance (Scott Burns, Brent Calloway)

Action: None.

Brent Calloway:

- Ask Brent for handout to be emailed.
- Enacted 2006.
- Housing mitigation fees collected.
- Average Home Sale Price by Region (based on actual sales).
- Total Home Sale Price by Region (based on a very low number of sales).
- Foreclosures (Trustees Deed Upon Sale).

COMMISSIONER COMMENTS:

Hunt:

- Indications that Federal Administration will begin supporting loans again.
- Contentious issue that will need to be agendaized.
- Follows Johnston's take on this very strongly.
- Because we are a suburb of Southern California, we're going to see a surge in real estate again for a variety of reasons; we need to look out for our communities.
- He wants to avoid "castles in the bluff" type of stuff.
- He looks forward to a further discussion of this.

Johnston:

- A lot of homes still for sale for way more than the average person can afford. Would force those people to buy in area with lower priced homes.
- Still problem – how is housing market going to look in the future? Will only rich people live here?
- We need to be careful in how we proceed. We've got a downturn that's flattening out; we need to think long term.
- The suspension of the Housing Ordinance may make sense still but need to look at how it applies – to large scale subdivisions and large developments.
- A plea to not throw out the baby with the bath here; may need some modifications.
- The market is going crazy in the Bay Area; his daughter was just barely able to buy a home. Without the deal she made, she would have been outbid by as much as 50%.
- If we think the market isn't going to return, it certainly is.
- Explained why he didn't like the Development Impact Fee.
- Apologizes for the "trophy home" phrase.

Stump:

- Federal Administration is making a mistake by encouraging a relaxation of the credit standards.
- Cost of construction here, whose back are we putting this on?
- He has concerns about reinstating fee structures.
- Referred to Tim Fesko comment about calling this the no-no county as far as building.
- He doesn't want to see our communities converted into just large second homes, but feels we need to be cautious about applying fees too soon.
- This needs to be revisited; county wide ordinance needs to be consistent and have reasonable limits. County residents are not responsible for housing needs of the Town.

Alpers:

- Also subject to giant events out of our control.
- History of disposable time and income has evolved and doesn't necessarily have anything to

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do with what we're doing in Mammoth.

Other Comments-

Tim Fesko:

- We need to have couple discussions on this; by late May.
- He's always had an issue with these types of fees.
- Trying to solve problems in the town of Mammoth; we're trying to penalize people that don't live in Mammoth.
- Told story about a woman wanting to build in June Lake.
- He thinks this whole thing is ridiculous.

Mary Booher:

- Can Marshall give us some explanation as to options on future of Housing Ordinance?
- What meeting date should we reagendaize this? May 7th and have staff bring background information to the Board? Staff can get direction at that time.
- Maybe have something to be drafted by last meeting in May?

Marshall Rudolph:

- Suspension was done by Ordinance; expires on July 15, 2013. No action required unless board wants to extend the suspension. Otherwise it will expire.
- The Board of Supervisors has to do this; would need to be agendaized.
- At the same time as original discussion of this suspension, there was another discussion about development impact fees. At the time, those were terminated. The ordinance was only suspended.
- Might need to resurrect information.
- The five year period for Development Impact Fees is making findings about why money is spent or not.

7) Review of Accessory Dwelling Unit and Transient Rental Regulations (Scott Burns, Brent Calloway)

Action: None.

Brent Calloway:

- Outline staff report.
- For General Plan Amendment 12-04: two new chapters were added to the General Plan Land Use Element.
- GPA 12-04 also altered Chapter 16, Accessory Dwelling Units.
- Two Accessory Dwelling Units issued last year.

COMMISSIONER COMMENTS:

Johnston:

- Provides affordable housing with minimal impact.
- Asked Brent to follow paper trail on some of the issues brought up.

Stump:

- Need flexibility that if you don't have support infrastructure in a particular area and the lot is small, you don't build in that area.
- Brought up fire district issues.

Other Comments-

Tim Fesko:

- Issues with fire departments have not been solved.
- Permit from Virginia Lakes has been pulled (for Overlay).

Scott Burns:

- It's not fair to say that districts aren't notified; they are. His office tries and gives many chances before permits get issued.
- This is a GPA – there are four cycles gone through; plenty of opportunity to be heard.

8) Update on Rental Housing program (Mary Booher)

Action: None.

Mary Booher:

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- All three units are currently rented.
- Downturn in economy has kept Benton rental full.
- Other rentals have been full at times, not at other times.
- Grant continues to cover day to day costs; long term maintenance could require General Fund Impact.
- How does board feel about continuing to be in the rental business? We do pay property taxes on these.
- Mammoth Lakes Housing to manage these? (Jennifer Halferty – door hasn't been closed on this; perhaps these could be sold to Mammoth Lakes Housing?)
- Asked if Board would like to continue discussion with Mammoth Lakes Housing? (Board: yes)

COMMISSIONER COMMENTS:

Johnston:

- These units didn't all come from Ordinance. Explained when units were acquired and how.
- This rental business is working; could even work better.
- We're turning A87 costs into these; making it look like they're not working.
- We need to maintain these things; keep as incubator type homes.
- Maybe we shouldn't be in the rental business and expand it further, but we should maintain what we have.
- If we're not making a profit with a free facility, we're doing something wrong.

Hunt:

- Do we pay property taxes?
- Not sure we should be in a rental housing business.

Stump:

- Supports holding onto rentals for different reasons.
- Discussion about "residence post" concept regarding deputies. Rather than looking at multi-million dollar station in Hammil Valley, consider using one person with Expedition and the two ambulances already out there. That one person would be a medic.
- If Mammoth Lakes Housing can operate those for us, he supports because he sees use for them.

Alpers:

- Agrees with Hunt about not being in the rental business but thinks our needs are special. We should hold onto houses.

Other Comments-

Tim Fesko:

- Asked about market rate.
- Turning a profit? Not sure it's counties job to do that.
- Deputies are no longer mandated to live in the county.
- Agrees this isn't the county's business.

9)

Housing Element Update: (Scott Burns, Brent Calloway)

Action: None.

Brent Calloway:

- Outlined staff report.
- Beginning a large Housing Element update that is programmed into current grant funded program. Should be pretty simple house cleaning update for us.
- 2014 – 2019 are way lower than what was previously given to us. Numbers based on population changes in the ages; vacancy rates, etc.

COMMISSIONER COMMENTS:

Johnston:

- If you look at total production of houses we've done (11 units last year), it's somewhat rational now.

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Pam Henarty:

- Spent a lot of time at RPAC.
- County could utilize funds through an agreement with MLH.
- If done and submitted by October instead of June, it would change cycle and save money.
- Provides more stable living environments with continued Board support.
- Housing is desperately needed for constituents.

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10)

Discussion Regarding Crowley Lakes Estates Specific Plan (Scott Burns)

Action: None.

Scott Burns:

- Added to agenda by Commissioner Stump.
- Outlined information in staff report; discussion about Crowley Lakes Estates.
- Wanted to set stage to open a discussion on this: specific plan modification whether by developer or something that's ultimately adopted by the board.
- Specific Plans stay in place indefinitely.
- Staff to contact owner; have discussion with board.

COMMISSIONER COMMENTS:

Stump:

- There is not water there to build this; the water that's there cannot meet requirements.
- Density would need to be lowered to PUC Rule 103; water also affects commercial development.
- The density of project is inconsistent with nature of community.
- He has his own ideas to where the levels of density should be established. He feels no more than PUC Rule 103.
- This is the first step in getting density reduced.
- Add this to fact that infrastructure just isn't there.
- County doesn't have the money to plunk money into small water systems.
- Owner signed off and then it went a small little run volunteer organization.
- There was never any talk about County Planning Commissioners or Supervisors being scared of being sued.
- We need to get down to development level for density.
- Thanked other commissioners for indulging him, letting him vent.

Hunt:

- How long do these specific plans stay in place?
- Seems poorly planned.

Johnston:

- Why would owner approve this if not right?
- If you look at this plan, there was an emphasis on building a downtown Crowley Lake. There was a demand for child care too which owner tried to incorporate.
- There was a fear of getting sued going on.
- Is Stump suggesting duplex density?

Other Comments-

Ron Day (Long Valley RPAC):

- Community was against this from the word go.
- Concur with what Stump said.
- There was a real time constraint at the time which pushed it through quickly.

ADJOURNMENT 3:56 p.m.

Adjourn meeting and reconvene March 11, 2014 in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California

ATTEST:

BYNG HUNT
CHAIR

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SHANNON KENDAL
SR. DEPUTY CLERK

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