

Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

December 10, 2024

Regular Meeting

**Item #9c. - Updated
Presentation**

Housing Policy Analysis



Housing for All in Mono County

Housing Update

1. Regional Housing Study
2. Safe Parking for Local Workers
3. Grant management
 1. LEAP
 2. REAP
 3. CDBG
 4. HOME
 5. PLHA

Housing Update

4. Program Management

1. Bridgeport Apartments (Free EE Upgrades through SoCalRen)
2. Pilot Bridge Program
3. LHTF
4. CDBG/HOME funded downpayment assistance (monitoring and compliance)

5. Housing Ad Hoc and Strategic Opportunities

1. Land/Unit purchase opportunities: Walker/Coleville, Crowley, June Lake

Housing Update

6. Housing Program Policy Analysis
 1. What has been done? (Background)
 2. What is the problem and the direct impacts? (Problem)
 3. What are Mono County's goals? (Objectives)
 4. How will we decide among a range of ideas? (Criteria)
 - 5. What are the solutions available to us? (Alternatives)**
 - 6. What are the trade-offs? (Analysis)**



Policy Option Scores

Policy Option	Unit Production	Initial County Investment Per Unit	Annual Net Revenue	Green House Gas Reduction	Duration of Use	Geographic Equity	Score
Public Development: Publicly Led Development with a Flexible Model	1	1	1	1	1	1	6
Public Development: Mixed-Income with Public Equity Investment	1	1	1	1	1	2	7
Modified Bridge Program	2	2	3	2	2	1	12
Vail InDeed	2	2	3	2	2	1	12
Private Development: Incentives for 4-Plex	3	2	2	2	2	3	14
Private Development: Incentives for ADU to 3-Plex	3	3	2	2	2	3	15

Staff Recommendation

- Utilize a toolbox of policy options to ensure each criteria can be met at a high level by the overall housing program.
- **Public Development: Publicly Led Development with a Flexible Model** is recommended as the core of the housing program because it scores well on all the criteria and allows for a range of options to be funded with the revenue it creates while also being able to ensure enough units are created to meet the housing need.

Why Undertake An Analysis?

- Data driven decision-making
- Systematic comparison of potential options
- Evidence and Logic to assess:
 - Effectiveness
 - Fairness
 - Costs
 - Feasibility
- “Evidence-based advice giving”

Policy Option: Strategic Opportunities

- Policy options that scored poorly for general use, but may be useful in more limited circumstances
- Examples include:
 - Incentives for modest scale private development (multifamily)
 - Regulation updates to encourage new development
 - Parking requirement reductions and public parking incentives
 - Acquisition & Rehab
 - Land Banking



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Policy Option: Mixed-Income Development with Public Equity Investment

- Direct investment and ownership in developments
- Ownership allows for permanent affordability of some units and for control over long term management and maintenance of property
- Market Rate/Affordable cross subsidy is a common model
- Model developed for Mono County better served by STR/Affordable cross subsidy

Policy Option: Publicly Led Development with a Flexible Model

- Direct investment and ownership in developments
- Ownership allows for permanent affordability of some units and for control over long term management and maintenance of property
- Utilize cross subsidy strategy for individual buildings
- Additionally utilize building revenue to cross subsidy other programs and buildings
 - Ex. Fund acquisition and rehab project in Walker/Coleville with excess cashflow from Mixed-income style building other communities



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Policy Option: Vail InDeed

- Deed restriction that ONLY restricts ownership/tenancy to local workforce
- No income restriction
- No re-sale price or rent restrictions
- Can only be owned by local workforce or by anyone who will only rent units to local workforce
- Benefit: Lower cost to subsidize

Policy Option: Modified Bridge Program

- Buyer led process to avoid higher initial costs
- Financial Buffer
 - 10% of income towards flexible loan from Mono County, which can act as a reserve to fund maintenance (re-lent when needed)
 - 25% of income towards all other housing expenses including mortgage
- Repurchase homes from participants to avoid long and expensive resale periods for participants
- Include energy efficiency upgrades on every home to lower utility costs and future maintenance costs



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Policy Option: Incentives for 4-Plex Development

- Standard mortgages, FHA, VA, and USDA allow for up to 4 units to be purchased
- Greater wealth generation than SFHs, plus actual income generation
- Mono County Role: Remove barriers by offering training and flexible soft second loan
 - Hard mortgage limits
 - Limited access to downpayments
 - Training needed to follow landlord-tenant laws
 - Income + Rent sometimes won't pencil out with high levels of hard debt
- Efficient use of infrastructure and higher property tax and PUD revenue for same infrastructure as compared with SFHs



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Next Steps

- Receive feedback from Board of Supervisors (Now)
- Proposed Comprehensive Housing Program (January)
- Continue the work with new clarity from the program (Ongoing after program adoption)



Thank you

- Questions