

2018 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Kimberly	Street Address	P.O. Box 1609	Phone	(760) 965-3638
Last Name	Cooke	City	Mammoth Lakes	Email	kcooke@townofmammothlakes.ca.gov
Title	Assistant Planner	Zip Code	93546		

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

The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element. The Town completed its purchase of "The Parcel" in 2018; "The Parcel" is a significant 25 acre property centrally located in the Town, and is the only property in Town subject to an affordable housing overlay zone. The Town's intent is to be able to influence the ultimate development of the site as affordable housing to the greatest extent possible and within a reasonable timeframe. The Town is currently recruiting a Senior Planner/ Housing Coordinator position that will focus on the implementation of the Town's housing programs, grants and to function as the Planning Department liaison for planning efforts related to the development of affordable housing at "The Parcel." The Town also began its Housing Element Update process in May of 2018, for the 6th cycle planning period (August 15, 2019 - August 15-2027).

2018 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
033-135-013-000	131 & 145 Manzanita Road	0	0	0	0	0	0	5	5	5	0
033-043-002-000, 033-043-001-000, 033-043-003-000	6040, 6042, 6060 Minaret Road	0	0	0	0	0	156	21	177	0	0
022-393-047-000	480 Le Verne Street	0	0	0	0	0	0	1	1	1	0
035-021-003-000	24 Knob Hill Lane	0	0	0	0	0	0	1	1	1	0
040-161-000-000	1254 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-161-000-000	1254 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-161-000-000	1254 Old Mammoth Road	0	0	0	0	0	0	4	4	4	0
040-161-000-000	1254 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-160-003-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0

040-160-003-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-160-003-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	2	0
040-160-003-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	2	0
032-120-010-000	763 Majestic Pines Drive	0	0	0	0	0	0	1	1	1	0
040-120-004-000	32 Hidden Lake Circle	0	0	0	0	0	0	1	1	1	0
022-381-021-000	125 Pine Street	0	0	0	0	0	0	1	1	1	0
032-120-022-000	648 Majestic Pines Drive	0	0	0	0	0	0	1	1	1	0
031-260-001-000	92 Bridges Lane	0	0	0	0	0	0	1	1	1	0
039-020-017-000	441 Hillside Drive	0	0	0	0	0	0	1	1	1	0
031-031-005-000	390 Davison Road	0	0	0	0	0	0	1	1	1	0
035-053-007-000	110 Pinecrest Avenue	0	0	0	0	0	0	1	1	1	0
040-160-003-000	127 Red Fir Road	0	0	0	0	0	0	1	1	1	0
022-470-011-000	83 Evergreen Street	0	0	0	0	0	0	1	1	1	0
031-031-007-000	362 Davison Road	0	0	0	0	0	0	1	1	1	0
033-421-032-000	194 E. Bear Lake Drive	0	0	0	0	0	0	1	1	1	0
032-020-034-000	1264 Majestic Pines Drive	0	0	0	0	0	0	1	1	1	0
031-190-002-000	413 Rainbow Lane	0	0	0	0	0	0	1	1	1	0

031-190-002-000	413 Rainbow Lane	0	0	0	0	0	0	1	1	1	0
040-120-005-000	38 Hidden Lake Circle	0	0	0	0	0	0	1	1	1	0
022-252-003-000	52 Alexander Lane	0	0	0	0	0	0	1	1	1	0
032-030-016-000	665 Monterey Pine Road	0	0	0	0	0	0	1	1	1	0
Totals		0	0	0	0	0	156	69	225	48	0

Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
033-135-011-000, 033-135-012-000	033-135-013-000	131 & 145 Manzanita Road	Manzanita Creek	TTM 18-001, DR 18-001, ADJ 18-001, BP 18-00232	5+	Owner	01/30/2018	No	Condition of approval #28 for the project states: The affordable housing requirements for this project shall be met through payment of the current applicable housing fee for residential uses in effect at the time of Building Permit submittal, unless an Alternate Housing Mitigation Plan in accordance with Municipal Code Chapter 17.136 is approved prior to Building Permit submittal. If an AHMP is proposed, it shall be reviewed by the Community and Economic Development Department prior to consideration of the AHMP by the Planning and Economic Development Commission. If the applicant requests that the AHMP be considered separately from the approval for the associated project, the applicant shall be responsible for payment of staff time at the Town's established billing rates for the review and processing of the AHMP.

	033-043-002-000, 033-043-001-000, 033-043-003-000	6040, 6042, 6060 Minaret Road	Yotel Pad	TTM 18-003, DR 18-006	5+	Owner	11/13/2018	No	This project is scheduled for public hearing on April 10, 2019. The project is a Mixed-Use condominium-hotel project with 177 units (21 townhome units and 156 studio and 1 bdrm units. It is anticipated that units will primarily be used for TOT rentals, but owners do have the option not to rent out their units.
	022-393-047-000	480 Le Verne Street	Single-Family Residence	ADR 18-001, BP- 18-00259	SFD	Owner	01/30/2018	No	
003-021-030-000	035-021-003-000	24 Knob Hill Lane	Secondary Dwelling	BP-18-00347	ADU	Renter	01/04/2018	No	
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 14A	BP-18-00223	2 to 4	Owner	05/05/2018	No	
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 13A	BP-18-00235	2 to 4	Owner	05/24/2018	No	
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 15C	BP-18-00308	2 to 4	Owner	06/21/2018	No	
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 16A	BP-18-00309	2 to 4	Owner	06/21/2018	No	
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII Bldg. 29 H	BP-18-00574	2 to 4	Owner	10/08/2018	No	
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII Bldg. 31 H	BP-18-00582	2 to 4	Owner	10/09/2018	No	
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII Bldg. 30 G	BP-18-00583	2 to 4	Owner	10/09/2018	No	
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII Bldg. 32 G	BP-18-00584	2 to 4	Owner	10/09/2018	No	
	032-120-010-000	763 Majestic Pines Drive	New Single-Family Residence	BP-18-00024	SFD	Owner	01/18/2018	No	
	040-120-004-000	32 Hidden Lake Circle	New Single-Family Residence	BP-18-00080	SFD	Owner	02/28/2018	No	
	022-381-021-000	125 Pine Street	New Single-Family Residence	BP-18-00088	SFD	Owner	03/06/2018	No	

	032-120-022-000	648 Majestic Pines Drive	New Single-Family Residence	BP-18-00132	SFD	Owner	03/29/2018	No	
	031-260-001-000	92 Bridges Lane	New Single-Family Residence	BP-18-00141	SFD	Owner	04/05/2018	No	
	039-020-017-000	441 Hillside Drive	New Single-Family Residence	BP-18-00168	SFD	Owner	04/23/2018	No	
	031-031-005-000	390 Davison Road	New Single-Family Residence	BP-18-00216	SFD	Owner	05/10/2018	No	
	035-053-007-000	110 Pinecrest Avenue	New Single-Family Residence	BP-18-00233	SFD	Owner	05/17/2018	No	
	040-160-003-000	127 Red Fir Road	New Single-Family Residence	BP-18-00336	SFD	Owner	07/02/2018	No	
	022-470-011-000	83 Evergreen Street	New Single-Family Residence	BP-18-00349	SFD	Owner	07/12/2018	No	
	031-031-007-000	362 Davison Road	New Single-Family Residence	BP-18-00375	SFD	Owner	07/19/2018	No	
	033-421-032-000	194 E. Bear Lake Drive	Lot 8, Gray Bear III	BP-18-00469	SFD	Owner	08/29/2018	No	
	032-020-034-000	1264 Majestic Pines Drive	New Single-Family Residence	BP-18-00481	SFD	Owner	08/29/2018	No	
	031-190-002-000	413 Rainbow Lane	Mountainside Townhomes	BP-18-00619	SFA	Owner	10/23/2018	No	
	031-190-002-000	413 Rainbow Lane	Mountainside Townhomes	BP-18-00637	SFA	Owner	11/01/2018	No	
	040-120-005-000	38 Hidden Lake Circle	New Single-Family Residence	BP-18-00645	SFD	Owner	11/05/2018	No	
	022-252-003-000	52 Alexander Lane	New Single-Family Residence	VAR-18-003, BP-18-00714	SFD	Owner	12/20/2018	No	
	032-030-016-000	665 Monterey Pine Road	Secondary Dwelling	BP-18-00537	ADU	Renter	09/19/2018	No	

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TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
022-360-015-000	69 Badger Street	BP 14-00306	0	0	0	0	0	0	0		0
039-050-006-000	476 Courchevel Court	BP 14-00230	0	0	0	0	0	0	0		0
040-120-001-000	62 Woodcrest Trail	BP 16-00220	0	0	0	0	0	0	0		0
033-421-021-000	16 Bear Cub Lane	BP 15-00392	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 15-00430	0	0	0	0	0	0	0		0
033-421-009-000	460 E. Bear Lake Drive	BP 16-00182	0	0	0	0	0	0	0		0
033-421-004-000	480 E. Bear Lake Drive	BP 15-00443	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 15-00432	0	0	0	0	0	0	0		0
010-161-000-000	1254 Old Mammoth Road	BP 15-00431	0	0	0	0	0	0	0		0
033-421-007-000	492 E. Bear Lake Drive	BP 16-00631	0	0	0	0	0	0	0		0
033-420-009-000	381 E. Bear Lake Drive	BP 16-00630	0	0	0	0	0	0	0		0
033-421-034-000	102 E. Bear Lake Drive	BP 17-00325	0	0	0	0	0	0	0		0

033-421-028-000	134 E. Bear Lake Drive	BP 17-000398	0	0	0	0	0	0	0		0
033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	0		0
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	0		0
033-135-013-000	131 and 145 Manzanita Road	TTM 18-001, DR 18-001, ADJ 18-001, BP 18-00232	0	0	0	0	0	0	5	04/11/2018	5
040-161-000-000	1254 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-059-000	110 Hillside Drive	BP 16-00644	0	0	0	0	0	0	0		0
031-080-060-000	130 Hillside Drive	BP 16-00645	0	0	0	0	0	0	0		0
035-021-003-000	24 Knob Hill Lane	BP 18-00003	0	0	0	0	0	0	0		0
033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	0		0
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	0		0
033-381-021-000	125 Pine Street	BP 18-00088	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP 18-00080	0	0	0	0	0	0	0		0

032-120-022-000	648 Majestic Pines Drive	BP 18-00132	0	0	0	0	0	0	0		0
035-053-007-000	110 Pinecrest Drive	BP 18-00233	0	0	0	0	0	0	0		0
022-520-002-000	2530 Old Mammoth Road	BP 17-00627	0	0	0	0	0	0	0		0
022-393-047-000	480 Le Verne Street	BP 18-00259	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP 18-00168	0	0	0	0	0	0	0		0
032-120-010-000	763 Majestic Pines Drive	BP 18-00024	0	0	0	0	0	0	0		0
031-130-018-000	511 Canyon Boulevard	BP 17-00667	0	0	0	0	0	0	0		0
032-020-034-000	1264 Majestic Pines Drive	BP 18-00481	0	0	0	0	0	0	0		0
031-031-007-000	362 Davison Road	BP 18-00375	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	5		5

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
022-360-015-000	69 Badger Street	BP 14-00306	0	0	0	0	0	0	0		0
039-050-006-000	476 Courchevel Court	BP 14-00230	0	0	0	0	0	0	0		0
040-120-001-000	62 Woodcrest Trail	BP 16-00220	0	0	0	0	0	0	0		0
033-421-021-000	16 Bear Cub Lane	BP 15-00392	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 15-00430	0	0	0	0	0	0	0		0
033-421-009-000	460 E. Bear Lake Drive	BP 16-00182	0	0	0	0	0	0	0		0
033-421-004-000	480 E. Bear Lake Drive	BP 15-00443	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 15-00432	0	0	0	0	0	0	0		0
010-161-000-000	1254 Old Mammoth Road	BP 15-00431	0	0	0	0	0	0	0		0
033-421-007-000	492 E. Bear Lake Drive	BP 16-00631	0	0	0	0	0	0	0		0
033-420-009-000	381 E. Bear Lake Drive	BP 16-00630	0	0	0	0	0	0	0		0
033-421-034-000	102 E. Bear Lake Drive	BP 17-00325	0	0	0	0	0	0	0		0
033-421-028-000	134 E. Bear Lake Drive	BP 17-000398	0	0	0	0	0	0	0		0

033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	0		0
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	0		0
033-135-013-000	131 and 145 Manzanita Road	TTM 18-001, DR 18-001, ADJ 18-001, BP 18-00232	0	0	0	0	0	0	5	07/20/2018	5
040-161-000-000	1254 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	3	09/24/2018	3
040-161-000-000	1254 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	3	09/24/2018	3
040-161-000-000	1254 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	4	09/24/2018	4
040-161-000-000	1254 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	3	09/24/2018	3
031-080-059-000	110 Hillside Drive	BP 16-00644	0	0	0	0	0	0	3	09/26/2018	3
031-080-060-000	130 Hillside Drive	BP 16-00645	0	0	0	0	0	0	3	09/26/2018	3
035-021-003-000	24 Knob Hill Lane	BP 18-00003	0	0	0	0	0	0	1	02/15/2018	1
033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	1	02/01/2018	1
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	1	02/01/2018	1
033-381-021-000	125 Pine Street	BP 18-00088	0	0	0	0	0	0	1	05/10/2018	1
040-120-004-000	32 Hidden Lake Circle	BP 18-00080	0	0	0	0	0	0	1	06/12/2018	1
032-120-022-000	648 Majestic Pines Drive	BP 18-00132	0	0	0	0	0	0	1	06/13/2018	1

035-053-007-000	110 Pinecrest Drive	BP 18-00233	0	0	0	0	0	0	1	07/06/2018	1
022-520-002-000	2530 Old Mammoth Road	BP 17-00627	0	0	0	0	0	0	1	07/16/2018	1
022-393-047-000	480 Le Verne Street	BP 18-00259	0	0	0	0	0	0	1	08/20/2018	1
039-020-017-000	441 Hillside Drive	BP 18-00168	0	0	0	0	0	0	1	08/28/2018	1
032-120-010-000	763 Majestic Pines Drive	BP 18-00024	0	0	0	0	0	0	1	09/24/2018	1
031-130-018-000	511 Canyon Boulevard	BP 17-00667	0	0	0	0	0	0	1	10/01/2018	1
032-020-034-000	1264 Majestic Pines Drive	BP 18-00481	0	0	0	0	0	0	1	10/15/2018	1
031-031-007-000	362 Davison Road	BP 18-00375	0	0	0	0	0	0	1	10/23/2018	1
Totals			0	0	0	0	0	0	38		38

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
022-360-015-000	69 Badger Street	BP 14-00306	0	0	0	0	0	0	1	01/16/2018	1
039-050-006-000	476 Courchevel Court	BP 14-00230	0	0	0	0	0	0	1	01/04/2018	1
040-120-001-000	62 Woodcrest Trail	BP 16-00220	0	0	0	0	0	0	1	09/18/2018	1
033-421-021-000	16 Bear Cub Lane	BP 15-00392	0	0	0	0	0	0	1	01/26/2018	1
040-161-000-000	1254 Old Mammoth Road	BP 15-00430	0	0	0	0	0	0	3	03/06/2018	3
033-421-009-000	460 E. Bear Lake Drive	BP 16-00182	0	0	0	0	0	0	1	05/03/2018	1
033-421-004-000	480 E. Bear Lake Drive	BP 15-00443	0	0	0	0	0	0	1	07/10/2018	1
040-161-000-000	1254 Old Mammoth Road	BP 15-00432	0	0	0	0	0	0	4	11/13/2018	4
010-161-000-000	1254 Old Mammoth Road	BP 15-00431	0	0	0	0	0	0	3	12/12/2018	3
033-421-007-000	492 E. Bear Lake Drive	BP 16-00631	0	0	0	0	0	0	1	03/28/2018	1
033-420-009-000	381 E. Bear Lake Drive	BP 16-00630	0	0	0	0	0	0	1	05/03/2018	1
033-421-034-000	102 E. Bear Lake Drive	BP 17-00325	0	0	0	0	0	0	1	08/30/2018	1
033-421-028-000	134 E. Bear Lake Drive	BP 17-000398	0	0	0	0	0	0	1	10/05/2018	1

033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	1	11/15/2018	1
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	1	12/14/2018	1
033-135-013-000	131 and 145 Manzanita Road	TTM 18-001, DR 18-001, ADJ 18-001, BP 18-00232	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
040-161-000-000	1254 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-059-000	110 Hillside Drive	BP 16-00644	0	0	0	0	0	0	0		0
031-080-060-000	130 Hillside Drive	BP 16-00645	0	0	0	0	0	0	0		0
035-021-003-000	24 Knob Hill Lane	BP 18-00003	0	0	0	0	0	0	0		0
033-421-027-000	118 E. Bear Lake Drive	BP 17-00704	0	0	0	0	0	0	0		0
033-421-029-000	150 E. Bear Lake Drive	BP 17-00739	0	0	0	0	0	0	0		0
033-381-021-000	125 Pine Street	BP 18-00088	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP 18-00080	0	0	0	0	0	0	0		0
032-120-022-000	648 Majestic Pines Drive	BP 18-00132	0	0	0	0	0	0	0		0

035-053-007-000	110 Pinecrest Drive	BP 18-00233	0	0	0	0	0	0	0		0
022-520-002-000	2530 Old Mammoth Road	BP 17-00627	0	0	0	0	0	0	0		0
022-393-047-000	480 Le Verne Street	BP 18-00259	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP 18-00168	0	0	0	0	0	0	0		0
032-120-010-000	763 Majestic Pines Drive	BP 18-00024	0	0	0	0	0	0	0		0
031-130-018-000	511 Canyon Boulevard	BP 17-00667	0	0	0	0	0	0	0		0
032-020-034-000	1264 Majestic Pines Drive	BP 18-00481	0	0	0	0	0	0	0		0
031-031-007-000	362 Davison Road	BP 18-00375	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	22		22

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	022-360-015-000	69 Badger Street	New Single-Family Residence	BP 14-00306	SFD	Owner	0	N	Y					0			
	039-050-006-000	476 Courchevel Court	New Single-Family Residence	BP 14-00230	SFD	Owner	0	N	Y					0			
	040-120-001-000	62 Woodcrest Trail	New Single-Family Residence	BP 16-00220	SFD	Owner	0	N	Y					0			
	033-421-021-000	16 Bear Cub Lane	Lot 21, Grey Bear II	BP 15-00392	SFD	Owner	0	N	N					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII, Building 8 - type A	BP 15-00430	2 to 4	Owner	0	N	N					0			
	033-421-009-000	460 E. Bear Lake Drive	Lot 9. Grey Bear II	BP 16-00182	SFD	Owner	0	N	N					0			

	033-421-004-000	480 E. Bear Lake Drive	Lot 4, Grey Bear II	BP 15-00443	SFD	Owner	0	N	N					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII, Building 27 - Type C	BP 15-00432	2 to 4	Owner	0	N	N					0			
	010-161-000-000	1254 Old Mammoth Road	Snowcreek VII, Building 28 - Type A	BP 15-00431	2 to 4	Owner	0	N	N					0			
	033-421-007-000	492 E. Bear Lake Drive	Lot 7, Grey Bear II	BP 16-00631	SFD	Owner	0	N	N					0			
	033-420-009-000	381 E. Bear Lake Drive	Lot 9, Grey Bear I	BP 16-00630	SFD	Owner	0	N	N					0			
	033-421-034-000	102 E. Bear Lake Drive	Lot 2, Grey Bear III	BP 17-00325	SFD	Owner	0	N	N					0			
	033-421-028-000	134 E. Bear Lake Drive	Lot 4, Grey Bear III	BP 17-000398	SFD	Owner	0	N	N					0			
	033-421-027-000	118 E. Bear Lake Drive	Lot 3, Grey Bear III	BP 17-00704	SFD	Owner	0	N	N					0			
	033-421-029-000	150 E. Bear Lake Drive	Lot 5, Grey Bear III	BP 17-00739	SFD	Owner	0	N	N					0			

033-135-011-000, 033-135-012-000	033-135-013-000	131 and 145 Manzanita Road	Manzanita Creek	TTM 18-001, DR 18-001, ADJ 18-001, BP 18-00232	5+	Owner	0	N	Y					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 14 - Type A	BP 18-00223	2 to 4	Owner	0	N	N					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 13 - Type A	BP 18-00253	2 to 4	Owner	0	N	N					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 15 - Type C	BP 18-00308	2 to 4	Owner	0	N	N					0			
	040-161-000-000	1254 Old Mammoth Road	Snowcreek VII Bldg. 16 - Type A	BP 18-00309	2 to 4	Owner	0	N	N					0			
	031-080-059-000	110 Hillside Drive	New Multi-Unit	BP 16-00644	2 to 4	Owner	0	N	Y					0			
	031-080-060-000	130 Hillside Drive	New Multi-Unit	BP 16-00645	2 to 4	Owner	0	N	Y					0			
	035-021-003-000	24 Knob Hill Lane	Secondary Dwelling	BP 18-00003	ADU	Renter	0	N	Y					0			
	033-421-027-000	118 E. Bear Lake Drive	New Single-Family Residence	BP 17-00704	SFD	Owner	0	N	N					0			

	033-421-029-000	150 E. Bear Lake Drive	New Single-Family Residence	BP 17-00739	SFD	Owner	0	N	N					0			
	033-381-021-000	125 Pine Street	New Single-Family Residence	BP 18-00088	SFD	Owner	0	N	N					0			
	040-120-004-000	32 Hidden Lake Circle	New Single-Family Residence	BP 18-00080	SFD	Owner	0	N	Y					0			
	032-120-022-000	648 Majestic Pines Drive	New Single-Family Residence	BP 18-00132	SFD	Owner	0	N	N					0			
	035-053-007-000	110 Pinecrest Drive	New Single-Family Residence	BP 18-00233	SFD	Owner	0	N	N					0			
	022-520-002-000	2530 Old Mammoth Road	New Single-Family Residence	BP 17-00627	SFD	Owner	0	N	N					0			
	022-393-047-000	480 Le Verne Street	New Single-Family Residence	BP 18-00259	SFD	Owner	0	N	N					0			
	039-020-017-000	441 Hillside Drive	New Single-Family Residence	BP 18-00168	SFD	Owner	0	N	Y					0			

	032-120-010-000	763 Majestic Pines Drive	Re-Build SFD (Fire Destroye d)	BP 18-00024	SFD	Owner	0	N	Y					1	Destroye d	O	This was a SFD destroyed by fire and re- built.
	031-130-018-000	511 Canyon Boulevard	New Single- Family Residenc e	BP 17-00667	SFD	Owner	0	N	N					0			
	032-020-034-000	1264 Majestic Pines Drive	New Single- Family Residenc e	BP 18-00481	SFD	Owner	0	N	Y					0			
	031-031-007-000	362 Davison Road	New Single- Family Residenc e	BP 18-00375	SFD	Owner	0	N	Y					0			

2018 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2014	Year 2 - 2015	Year 3 - 2016	Year 4 - 2017	Year 5 - 2018	Year 6 - 2019	Year 7 - 2020	Year 8 - 2021	Year 9 - 2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	17	Deed restricted	0	0	0	0	0	0	0	0	0	0	17
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	12	Deed restricted	1	0	0	0	0	0	0	0	0	1	11
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	14	Deed restricted	0	0	0	0	0	0	0	0	0	0	14
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	31		12	22	23	14	38	0	0	0	0	109	0
Total Units			13	22	23	14	38	0	0	0	0	110	
Total RHNA	74	Total Remaining Need for RHNA Period											0

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

2018 MAMMOTH LAKES Housing Element Annual Progress Report

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

No Data Available

2018 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1	Maintain an up to date GIS database of potential sites available for future housing	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	Provide annual reporting on the Town's progress to meeting the Housing Element and RHNA	On-going	This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.
H.1.A.3	Ensure Master Plan/Specific Plan updates provide development capacity and policy to meet housing needs.	On-going	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.
H.1.B.1	Study exemption from density calculations for required on-site affordable workforce housing.	31-Dec-15	Completed. This was studied as part of the Housing Ordinance Update, and the Town determined that it was not appropriate to include in the updated Housing Ordinance due to a Zoning Code update that established maximum FAR and eliminated maximum residential density within the commercial zoning districts.
H.1.B.2	Encourage housing development as part of infill and mixed-use projects in Commercial Zones.	On-going	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses. In 2017, the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts.
H.1.C.1	Amend the Housing Ordinance to incorporate General Plan Policy L.2.D. allowing additional density bonuses for deed-restricted housing projects.	31-Dec-14	Completed. This was incorporated into the Housing Ordinance in Municipal Code Section 17.136.050.D.

H.1.D.1	Develop criteria, standards, and thresholds for assessment and approval for Alternative Housing Mitigation Plans.	31-Dec-14	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.
H.1.E.1	Continue to apply zoning standards that allow for special needs housing.	On-going	The Town is continuing to apply only the residential zoning standards that apply to all other residential uses in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.
H.1.E.2	Identify outstanding housing needs, available housing that meets those needs, and consider a program to fill cost gap for persons with developmental disabilities.	31-Dec-2014 and on-going	The Town will work with Mammoth Lakes Housing, Inc. and Kern Regional Center to accomplish this goal.
H.1.E.3	Implement an outreach program for housing and services available for persons with developmental disabilities.	31-Dec-2014 and on-going	The Town will work with Mammoth Lakes Housing, Inc. and Kern Regional Center to complete this action item.
H.1.E.4	Ensure equal access to housing for persons with disabilities.	On-going	The Town Planning 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. In 2018, Town staff received and approved two reasonable accommodation requests to permit additions to Single-family residences located at 18 Sunny Slope Lane and 351 Forest Trail. The additions enabled relief from zoning code requirements to provide improved design and building layout for two disabled individuals. These reasonable accommodation requests were processed at no cost to the applicants.
H.2.A.1	Dedicate 1 percentage point of TOT revenues to fund housing programs.	On-going	The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points).

H.2.A.2	Pursue grant funds to support housing programs, in particular funding for ELI households.	On-going	The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. In July of 2018, CDBG grant funding was awarded to the Town for first-time homeownership assistance and rehabilitation programs with a maximum expenditure of \$700,000. Additional first-time homebuyer assistance is provided through ongoing grant reuse funds and additional HOME grant funds awarded in 2017.
H.2.A.3	Develop and adopt a Community Housing Strategy.	31-Dec-14	The Town Council reviewed, discussed and accepted the Housing Action Plan: Live, Work, Thrive on December 6, 2017. The establishment of the Foundational Structure of the plan and initial implementation of the action strategies is a part of the Town's current work program. In November of 2018, the Town and Mammoth Lakes Housing, Inc. participated in a Community Housing Summit, organized by the Mammoth Voices community group and was held November 2nd thru the 4th . The Housing Summit provided community outreach and assisted with identifying community priorities with respect to implementation of the Housing Action Plan.
H.2.A.4	Implement a program to monitor construction and rehabilitation of housing to meet ELI population needs.	31-Dec-15	Progress has been made towards implementing this program, as the Town recently completed a comprehensive electrical remediation of the Glass Mountain Apartments using CDBG grant funding. The Glass Mountain Apartments serves extremely low income, very low income, low income, and moderate income residents,
H.2.B.1	Develop and adopt an amended Housing Ordinance.	31-Dec-14	This action item was completed with the adoption of an amended Housing Ordinance in June of 2015.
H.2.C	Support the development of market-rate and affordable rental housing. Multi-family housing is a permitted use in all multi-family and commercial zones pursuant to the Zoning Code Update.	On-going	Market rate and affordable rental housing projects are permitted uses in the multi-family and commercial zoning districts. Staff is dedicated to making developers aware of the affordable housing density bonus and development concessions that are available to incentivize the provision of affordable housing units. The Town's recent Zoning Code Update completed in 2016, established maximum FAR and eliminated maximum residential density within the commercial zoning districts.

H.2.D.1	Work with Mammoth Lakes Housing, Inc. 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.	31-Dec-15	Action strategies addressing conversion of existing units to ownership or rental opportunities for the workforce were included in the Housing Action Plan: Live, Work, Thrive.
H.2.E.1	Study potential strategies to encourage upgrades of existing multi-family rental properties, including code enforcement.	31-Dec-15	CDBG grant funding was awarded in 2014 to assist in the financing for rehabilitation of 1 - 4 unit properties and rehabilitation of the Glass Mountain Apartments. The 1 - 4 unit rehabilitation grant is managed by MLH. Additional strategies have been incorporated in the Housing Action Plan. Mammoth Lakes Housing continues to pursue these grant opportunities.
H.2.F	Continue to enforce Municipal Code requirements that preserve the existing supply of non-transient rental housing units. The Zoning Code Update includes thresholds and provisions for the conversion of apartments to condominiums (Section 17.52.110).	On-going	The Town continues to enforce its condominium-conversion requirements pursuant to Municipal Code Section 17.52.110, and no condominium conversions have taken place in at least the last five years due to the very low apartment vacancy rate (less than 1%).
H.2.G.1	Work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units.	31-Dec-15	A new deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions. A Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.
H.2.G.2	Continue to work with Mammoth Lakes Housing and the Revolving Loan Fund (RLF) to assist in buying back deed restricted units.	31-Dec-15	The Revolving Loan Fund is used annually to buy back deed restricted units. In 2018, one unit at 80% AMI was purchased back through stewardship by Mammoth Lakes Housing and the RLF at Mono County. One unit at 80% AMI was sold directly to another eligible household through stewardship services provided to the Town by Mammoth Lakes Housing.
H.2.H.1	Use 2011 Housing Needs Assessment to target efforts aimed at increasing housing for seasonal employees.	On-going	A Housing Needs Assessment update was completed in July, 2017, as a precursor to preparing a Housing Action Plan. The Housing Action Plan was accepted by Town Council in December 2017.
H.3.A.1	Work with Mammoth Lakes Housing, Inc. to develop and adopt minimum design and livability standards for affordable and workforce housing units.	31-Dec-14	Completed. This action item was completed with the adoption of workforce and affordable design and livability standards adopted concurrently with the Housing Ordinance in May of 2015 (Resolution 15-14).

H.4.B.1	Adopt a resolution waiving a proportion of the application processing fees for developments in which at least five percent of units are affordable to extremely low income households.	2014-2015	Not yet completed. This program is being carried over into our 2019-2027 6th cycle Housing Element Update with a timeframe for completion identified as 2024-2025.
H.4.E.1	Monitor the Town's DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA or housing objectives.	31-Dec-14 and on-going	An updated DIF schedule was adopted in 2015, which resulted in lower fees. In 2018 no changes to the DIF fee schedule were made.
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.	31-Dec-14 and on-going	This information continues to be provided and is available through both the Town and Mammoth Lakes Housing, Inc. websites and at the respective offices.
H.5.C.1	Establish a process to address fair housing complaints and inquiries.	31-Dec-14 and on-going	The Town and MLH established a process to address fair housing complaints and inquiries in 2014.
H.6.B.1	Town will enforce State Green Building Code requirements.	On-going	The Town is enforcing the California Building Code requirements.
H.6.C.1	Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of wheatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes.	On-going	IMACA has funding available for this program and Mammoth Lakes Housing, Inc. and the Town provide information to the public as applicable.

2018 MAMMOTH LAKES Housing Element Annual Progress Report

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

No Data Available

2018 MAMMOTH LAKES Housing Element Annual Progress Report

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

	Affordability by Household Incomes				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Total Units by Income	0	0	0	0	