

Attachment 1: 2024 Housing Element Annual Progress Report (Table D)

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	- Contracts w/ GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date. - 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.
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	- 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. - As of 2024, the Town has satisfied our share of the RHNA in the Extremely Low, Very Low, Low and Above-Moderate categories and issued a permit for 6 of the 34 units in the Moderate category. The Town continues to look for opportunities to provide units in the Moderate income category, as this is a difficult income group to address since the majority of the grants do not provide assistance for this segment of the community despite there being challenges with affording market-rate units.
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	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.	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	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.
H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	- The Housing Ordinance provides a menu of options for developers to choose from to mitigate their housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. - In 2024, the Town collected approximately \$215K in Housing Impact Mitigation Fees from the issuance of 18 building permits. An additional 13 building permits were issued in 2024; however, those permits were exempt from the housing mitigation fees (e.g., ADU construction, Affordable Deed-Restricted Housing; Town projects).

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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	The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.
H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	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.
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	The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	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 utilize a checklist to demonstrate that eligible projects meets the eligibility criteria specified in the AB 2162 legislation.
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	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.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	- Prior to 2024, the following Planning processes related to the Parcel affordable housing development were completed or initiated: - The Town purchased the ~25- acre site in March 2018 for \$6.5M (\$260K/acre). - A conceptual land use planning exercise (“Plan the Parcel”) was completed in December 2019 thereby providing the framework for the master planning efforts. - The Parcel Master Plan was approved in January 2021 allowing for up to 580 affordable units on the Parcel and establishing the zoning for the site. - The Town and Pacific West Communities, Inc. (“PWC”) (Parcel Developer) entered into a Disposition and Development Agreement in October 2021 to develop the site with up to 450 affordable residential units. - Building permits for The Sawyer (Parcel Phase 1) were issued in May 2022 for 81 units (80 affordable units and 1 manager’s unit). - A tentative map was approved 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. - The Kingfisher (Parcel Phase 2) design review entitlement was approved in June 2022 for 148 units (146 affordable units and 2 manager’s units). - In 2024, the Town completed, or made progress on, the following Planning and/or Building processes: - Building B of The Sawyer was completed in April 2024 thereby providing the initial 15 affordable units on the site. Building A (66 units) received a temporary certificate of occupancy in August 2024 and was officially completed in January 2025. - Full occupancy of The Sawyer was achieved in December 2024. - The building permits for Kingfisher 2.1 were issued in May 2024 for 75 affordable units and 1 manager’s unit. The Town’s development partner, PWC, continued to apply for tax credit financing for Phase 2.2 (72 units). - In August 2024, the Town celebrated a ribbon cutting ceremony for the Sawyer and the Parcel public park, and a ground-breaking for the Kingfisher. - Planning efforts continued on Phase 3 of the Parcel, which will be an ownership phase targeting households earning up to 200% AMI. - The Town has been successful in the following grant applications specific to the Parcel: \$38.6M in Housing Accelerator funding was awarded in January 2022 for Phase 1 – The Sawyer (<i>a portion was returned to the State in exchange for tax credit funding in December 2023</i>). \$20.6M 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. \$65K in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update. \$290K in CDBG CARES Act funds for the Parcel Park. \$30M in tax credit funding for Phase 2.2 construction costs awarded in December 2023. \$32M in tax credit funding for Phase 1 (<i>replaces a portion of the Housing Accelerator funds</i>) awarded in December 2023 - 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.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	- The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). - In addition to the dedicated TOT revenues, the Town provided, or allocated, approximately \$30M over the past five years to the following housing projects and programs: (1) Creative housing solutions (i.e., public/private partnerships, conversion of units); (2) Small-site affordable housing development (i.e., 60 Joaquin Rd, 377 Manzanita Rd, 362 Chaparral Rd); (3) MLH's 238 Sierra Manor Road 13-unit low-income apartment conversion project; (4) Bridge program (<i>conversion of market-rate to affordable units</i>); (5) Parcel phases 1 and 2; and (6) Innsbruck Lodge Affordable Housing Homekey Project (<i>conversion of the existing hotel into 15 affordable units and 1 manager's unit</i>). - In 2024, the voters passed Measure L to increase the TOT tax by two percentage points (raised to 15%). Measure L was passed as a General Tax in the November election and in January 2025 the Town Council committed 100% of the funds raised through Measure L to workforce housing initiatives under the Housing Now! umbrella. It is estimated that Measure L will raise ~\$2.5M annually for housing projects and programs.
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	- 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 recent years: - The Town was successful in obtaining a CDBG Housing Rehabilitation grant for the Access Apartments project in the amount of \$3M in November 2022. In June 2024, HCD expressed interest in providing an additional \$4.2M to the project and the Town completed the amendment in July 2024, thereby committing \$7.2M in CDBG funds to the project. The additional CDBG funds allowed for MLH to forego a \$4.2M grant from the HOME program for the project, which has allowed for simplified regulatory requirements since there are only funds from one program and not multiple programs. - Awarded a \$500K CDBG grant for mortgage assistance in July 2023. - Awarded \$490K in Permanent Local Housing Allocation (PLHA) grant funds in June 2023 for mortgage assistance to households earning up to 120% AMI. The Town applied for approximately \$140,000 in additional PLHA funding in December 2024. - Awarded approximately \$60M in tax credit bonds and tax exempt financing for the Parcel Phases 1 and 2.2 - Repaid first-time homebuyer (FTHB) loans from various grant programs (e.g., BEGIN ReUse, HOME, CDBG) continue to be reinvested into new FTHB loans.
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	Not yet started. The feasibility of such a pilot program will be analyzed during the term of the current Housing Element (2019-2027). The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.

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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; On-going	The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101K 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. As of the end of 2024, eight (8) units have been sold to eligible households, of which three (3) have received additional downpayment assistance using BEGIN ReUse, PLHA, and Town funds for the purchase of the units. Five (5) units were acquired using Bridge program funds in 2024.
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.	Nov-2024	- In 2020, the Town considered a ballot measure for the November 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. - In late-2023, the Town imposed a moratorium on the issuance of new short-term rental (STRs) certificates 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 was 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. - The ballot measure, Measure L, was on the November 2024 ballot and proposed increasing the TOT tax by two percentage points to 15%. The ballot measure was approved by 63.75% of the voters and became effective on January 1, 2025. Measure L was passed as a General Tax and in January 2025 the Town Council committed 100% of the funds raised through Measure L to workforce housing initiatives under the Housing Now! umbrella. It is estimated that Measure L will raise ~\$2.5M annually for housing projects and programs. - Separate from Measure L funds, the Town Council has committed to allocating additional TOT revenue towards housing.
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	The Town has previously been awarded grant funding intended for rehabilitation (\$700K 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.

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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	- Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). - In 2021, the Town and MLH launched the Bridge program aimed at acquiring existing market-rate units that are then resold to local workforce households at an affordable price (120%-150% AMI). The program was launched in November 2021 and has been successful in acquiring 12 units as of March 2025. Of those, nine (9) 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. - In 2024, MLH began construction on their 238 Sierra Manor Road apartment project. The project will convert an existing commercial property into 13 rental apartments units targeting households earning up to 120% AMI. The Town and MLH were awarded \$7.2M in grant funding for the project from the CDBG program and the Town and Mono County have committed an additional \$2.7M towards this project. The target occupancy date is summer 2025. - 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. Grading began in 2023 and the majority of the construction work was completed in 2024. The units will be available for sale in early-2025. - 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 (<i>15 affordable units and 1 manager's unit</i>). Acquisition was completed in August 2022 and construction began in late-2022. Six of the units were completed in May 2024 and the remaining 9 units will be completed in early-2025. The project experienced significant construction delays due to nationwide electrical equipment shortages.
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	Not yet started. The feasibility of such a program will be analyzed during the term of the current Housing Element (2019-2027)
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	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. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.

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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; On-going	- In 2019, the Town committed \$149K 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 Chamber program still exists, but has been largely replaced by the Lease to Locals program. - The Town, working together with Placemate, launched the Lease to Locals program in July 2024 with a commitment of \$450K. The program provides cash incentives ranging from \$2,000 to \$18,000 to homeowners who lease their homes, or rooms in their homes, to qualified local tenants with the goal of converting underutilized properties into long-term and seasonal leases. The goal of the program was to unlock approximately 40 existing homes for local tenants by mid-2025. As of the end of 2024, five properties had been successfully leased by local tenants. Placemate continues to do additional outreach and marketing to increase the success of the program.
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: - Development of priorities for a rental deed restriction instrument. - Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.	Dec-2021; On-going	- 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. - In addition to the Town monitored units, MLH monitors approximately 40 additional deed-restricted units and annually monitor the occupancy. - Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.
H.2.G.2.	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	- The Revolving Loan Fund (RLF) is used annually to buy back deed restricted units. The RLF was established in 2013 with a financial commitment of \$300K from the Town, which was subsequently increased to \$600K in 2019 and to \$1M in 2023. Mono County has committed an additional \$300K to the program, should it be needed. - One 50% AMI deed-restricted unit was purchased using the RLF in 2024. MLH continues to work with households from their homeownership waitlist to find an income eligible household for the unit. - 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.

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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	In 2024, 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 was achieved in December 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); (5) launched the Lease to Locals program to unlock existing homes for local tenants; and (6) discussed with property owners and developers the feasibility of using recent State legislation (e.g., SB-9, ADU guidelines, SB-35) to streamline residential development. MLH began construction on their 238 Sierra Manor Road 13-unit affordable apartment conversion project and continued construction on their 16-unit Homekey hotel-to-residential conversion project. Both projects are expected to be completed in 2025.
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	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 2025. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.
H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019; On-going	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. Additional amendments were completed in January 2023 to reflect changes in State ADU laws adopted in 2022 and additional amendments will be completed in 2025 to reflect the 2024 changes to State ADU laws. 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.

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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; On-going	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 term of the current Housing Element (2019-2027).
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	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 2025.
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.	Mar-2024; On-going	- In late-2023, the Town imposed a moratorium on the issuance of new short-term rental (STRs) certificates to provide an opportunity for staff to study the impacts of STRs on the community. Aspects of the work program included (1) the formation of an STR Committee comprised of community members from various employment sectors that were tasked with providing recommendations to the Town Council to address the ongoing housing issues and (2) completion of an STR Study to (a) assess the association between the prevalence of STRs in the market and the availability and affordability of long-term housing, and (b) provide recommendations regarding potential updates to the Town's STR policies and programs. - The Town Council rescinded the moratorium in March 2024 upon the adoption of Code changes that implemented the Certified Properties program and other requirements addressing impacts from STRs. The outcomes of the moratorium were: (1) The implementation of the Certified Properties program to assist with the management of STRs. The goal of the Certified Properties program is to provide better oversight of STRs and to address various quality of life issues related to STRs. The program will help address safety issues for the renters and impose enhanced penalties and "time-outs" for violators. The program shifts the responsibility of managing the unit and ensuring it is not disruptive to the community to the property owner, rather than to a management company. (2) Consideration and implementation of the recommendations from the STR Committee. Those recommendations included: (a) a ballot tax measure to fund housing programs (<i>Measure L approved in November 2024 to increase the TOT tax by two percentage points to 15%</i>); (b) a rental subsidy program (<i>Lease to Locals program launched in</i>

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			<i>July 2024 to provide subsidies to property owners who rent their units long-term); (c) a housing down payment purchase program (not yet implemented or developed); (d) and consideration of zoning changes to the RMF-2 zoning designation (not recommended for implementation).</i> Staff will continue to study how STRs are impacting long-term housing and to consider the implementation of additional programs and policies to address the housing issues.
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	This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	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.
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	The Town is enforcing the California Building Code requirements.

Attachment 1: 2024 Housing Element Annual Progress Report (Table D)

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	- The Town previously had CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below); however, that grant ended in 2021. - The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.
GENERAL COMMENTS The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2024 include: - 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. Construction of the initial 81 units (80 units affordable to households earning ≤80% AMI) was completed in 2024 and full occupancy was achieved in December 2024. Funding for Phase 2.2 (76 units) was awarded in December 2023 and construction began in summer 2024. The Town and its development partner continue to look for additional funding for the subsequent phases. - The voters of Mammoth passed Measure L in the November 2024 election to increase the TOT tax by two percentage points to 15%. All of the proceeds from the increased tax percentage points (i.e., 2%) will be committed to housing projects and programs under the Housing Now! umbrella. This is in addition to the annual dedication of 0.85 points (of 13 points) in TOT revenues towards housing programs. 94 affordable workforce housing units (<i>80 at the Parcel, 6 at the Innsbruck Lodge, and 8 Bridge units</i>) have been achieved as a direct result of the Town committing funding, beginning in 2021, towards workforce housing production, and an additional 30 units (<i>9 at the Innsbruck Lodge, 13 at Access Apts, 4 at 60 Joaquin, and 4 Bridge units</i>) will be provided in 2025 with additional units following in subsequent years (<i>Parcel Phases 2 and 3, Snowcreek VIII, Bridge Units</i>).			