



Town of Mammoth Lakes

2019-2027 HOUSING ELEMENT

PUBLIC DRAFT | APRIL 2019





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1 INTRODUCTION

1.1 HOUSING ELEMENT PURPOSE AND CONTENT

The Housing Element of the Town of Mammoth Lakes General Plan establishes the Town's policy relative to the maintenance and development of safe, decent, and affordable housing to meet the needs of existing and future residents. It addresses the planning period 2019-2027, and meets the two purposes identified by State law, including assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies and programs. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family."

The Housing Element has been structured to meet the needs of State Housing Element law, and includes the following major components:

- An analysis of housing needs, including a community and housing profile (demographics, housing characteristics, and affordable housing needs analysis).
- An inventory of resources and constraints that are relevant to meeting the identified housing needs, including analysis of governmental and non-governmental constraints, units "at risk" of conversion, and an inventory of land zoned for residential uses.
- A statement of the Housing Plan, including goals, policies and a schedule of actions the Town is undertaking or intending to take to implement those goals and policies.

1.2 COMMUNITY CONTEXT

The Town of Mammoth Lakes is a resort community with a permanent population of approximately 8,316, located in Mono County in California's Eastern Sierra region. The Town incorporated in 1984 to become Mono County's only incorporated community. Mammoth Lakes contains over half (approximately 60 percent) of the County's resident population, and is the County's primary employment and service center. The Town's boundaries encompass approximately 24 square miles; of this, all but approximately four square miles, defined by an Urban Growth Boundary, are public lands administered by the US Forest Service. The local economy is driven by recreation-based tourism, with visitors drawn to the area's spectacular natural setting and summer and winter outdoor recreation opportunities, including Mammoth Mountain Ski Area (MMSA), a major California ski resort and local employer.

Mammoth Lakes has a total housing stock of around 9,700 units. Based on the 2016 American Community Survey (ACS), an estimated 59.4 percent of the entire housing stock is dedicated to seasonal, recreational or occasional use, reflecting the popularity of the Town as a location for second-home ownership. This trend also has an impact on housing affordability, since housing prices are driven by relatively affluent second-home buyers; the rental market is also affected by the higher prices commanded for seasonal and nightly rentals of homes and condominiums. Meanwhile, many local residents work in the service sector, creating a considerable gap between housing affordability and housing costs. In addition, Mammoth Lakes has a large seasonal workforce who service the ski area and associated influx of visitors, and summer construction labor.

This context creates a number of housing issues that must be addressed through the Housing Element period, including:

- Meeting demands for housing by ensuring adequate sites are available.
- Allowing for a range of housing types at a variety of affordability levels, particularly housing for the local workforce and seasonal employees.
- Preserving existing affordable housing units and improving the condition of other units.
- Removing governmental and other constraints to affordable housing.
- Promoting fair and equitable housing opportunities.

1.3 CONSISTENCY WITH STATE PLANNING LAW

The State of California has mandated that all cities and counties prepare a housing element, intended to support the statewide housing goals of "attaining decent housing and a suitable living environment for every California family." The housing element is one of the seven State-mandated elements of the General Plan, with specific direction on its content set forth in Government Code Section 65583.

One of the most specific requirements of the Government Code is the clear responsibility it places on local jurisdictions to accommodate a fair share of the regional housing need, as identified in the Regional Housing Need Allocation (RHNA). The State Department of Housing and Community Development provided the RHNA for Mono County and Mammoth Lakes; the county's only incorporated community. The RHNA is for the period December 31, 2018 to August 15, 2027.

1.4 GENERAL PLAN CONSISTENCY

The Town of Mammoth Lakes General Plan, which was last comprehensively updated in 2007, includes eleven elements that guide conservation, growth, and development

within the Town. The elements of the General Plan encompass the seven elements required by State law, as well as optional elements adopted by the Town to address issues of local importance and concern. The eleven elements of the Town's General Plan are:

- Economy¹
- Arts, Culture, Heritage and Natural History¹
- Community Design¹
- Neighborhood and District Character¹
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Noise
- Housing

As one of these eleven elements, and as required by State law, the Housing Element's goals, policies and programs relate directly to, and are consistent with all other elements of the Town of Mammoth Lakes General Plan. During the Annual Planning Report process, the Town will review the Housing Element to ensure consistency with the other General Plan elements. The provision of an adequate supply of affordable, livable housing within the Town of Mammoth Lakes further supports the community's General Plan Vision Statement by maintaining a local population that patronizes local businesses, promoting family stability and security, and reducing carbon dioxide (CO₂) emissions through reduction of long-distance home to work commutes. At this time, the Housing Element does not propose to modify other elements of the General Plan.

1.5 DATA SOURCES AND AGENCIES CONSULTED

The Town consulted with various agencies during the preparation of this Housing Element, including but not limited to, Mammoth Lakes Housing, Inc., Inyo Mono Advocates for Community Action, the Kern Regional Center, and the High Sierra Energy Foundation (HSEF).

Specific documents are referenced throughout the Housing Element including the Mono County Housing Survey, the Mammoth Lakes Housing Needs Assessment, and the Mammoth Lakes Housing Action Plan. A number of data sources were used in preparing this Housing Element including:

¹ Optional element not required by state law.

- US Census Bureau American Community Survey (ACS) and decennial census
- Zillow.com
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Department of Finance (DOF)
- California Employment Development Department (EDD)

1.6 PUBLIC PARTICIPATION

State law requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element...” (Government Code Section 65583).

In order to satisfy this requirement, the City circulated a survey and conducted a series of community meetings and public hearings to receive community input concerning Mammoth Lake’s housing goals, policies, and programs. (Descriptions of these meetings are included below.) In addition, the Housing Element was posted on the City’s websites during the element’s 60-day public review period to ensure it was available to all community members.

1.6.1 SURVEY

A housing survey was prepared and distributed starting in November 2018. The survey was available through mid-March 2019. The survey questions include basic demographic information, questions about the condition of housing, housing issues, fair housing, vacation rentals, housing programs, community facilities and programs, economic development, and neighborhood improvements. A small response was received to the survey and the responses were reflected in input received during other outreach.

1.6.2 HOUSING SUMMIT

A local citizens group, Mammoth Voices, held a Housing Summit from November 2nd through 4th, 2018. The summit was designed to follow up on the recently accepted Housing Action Plan. It introduced participants to key strategies from the action plan and provided more detail on them through onsite tours, speakers with expertise on certain strategies, and other presentations. The participants were asked to prioritize strategies from the Housing Action Plan to implement in the next year.

The strategies that received top priority in order of priority from first to last were:

1. Next steps on The Parcel² – design and master planning
2. Dedicated local tax (local funding measure)
3. Tenant/landlord matching
4. Accessory Dwelling Unit program
5. Homebuyer assistance
6. Renter assistance
7. Short-term rental policies
8. Data monitoring

1.6.3 PUBLIC WORKSHOP – JANUARY 16, 2019

This first public workshop was held on January 16, 2019 from and invited the community to learn about the Mammoth Lakes Climate Adaptation Resiliency Strategies and General Plan Update, including the update to the Housing Element, and provide key input. The public was notified of the meeting two weeks prior to the workshop via the local newspaper, flyers, email newsletter, announcements in the local media, and postings on the Town website and social media pages. With approximately 13 community members in attendance, the workshop began with a short presentation of the project including an overview of the Housing Element process and preliminary findings from the administrative draft of the Housing Element. After the presentation there was a group discussion about housing related items and then the group broke into an open house format. Attendees reviewed posted materials about the project at different stations and provided feedback about their housing priorities to staff.

Two stations at the workshop facilitated interaction with the public to obtain feedback related to the Housing Element. The first station presented a map of the preliminary list of sites from the administrative draft housing element that could potentially accommodate lower income units or larger residential projects. Discussion occurred and comments were received about the suitability of those sites for inclusion of the housing element. Post-its were provided for people to provide input on the proposed list of sites.

The second station asked community members to rank Housing Element programs and services preferences. Programs and services included in the Administrative draft housing element were consolidated into 12 categories on a poster board for participants to provide input on. The 12 categories on the board were:

1. Secure land and/or construct affordable and workforce housing

² Upon this site's acquisition in 2018, the Town Council made a determination to refer to the Shady Rest Parcel as "The Parcel" to avoid confusion with Shady Rest Park. It is referred to as "The Parcel" throughout the Housing Element.

2. Pursue funding for a variety of housing projects and programs
3. Mixed-use housing development
4. Provide housing through Housing Ordinance mitigation options
5. Special needs housing and programs
6. Employer sponsored housing
7. Dedicated local tax initiative
8. Fair housing
9. Housing rehabilitation and preservation
10. Rental housing programs
11. Developer incentives for provision of affordable housing
12. Accessory dwelling units

Feedback indicated that the most important program or service was the second item on the list, the pursuit of funding for a variety of housing projects and programs. Other categories that received high priority votes (items with more votes at the top) were:

- Securing land and/or constructing affordable and workforce housing
- Providing housing through Housing Ordinance mitigation options
- A dedicated local tax initiative
- Rental housing programs
- Accessory dwelling units
- Employer sponsored housing
- Fair housing programs and services

In addition to these two stations, people were encouraged to document their biggest housing concerns on a flip chart. In addition to providing comments on the programs and services, attendees provided concerns and recommendations as listed below:

- Increase permanent occupancy units in the town;
- Utilize the information in the Mono County Public Health on their Community Health Assessment or coordinate with them to address the health and housing connection in the housing element;
- Implement a rental housing program that inspects all rental housing for livability, not just short-term rentals;
- Create a threshold or limit on number of short-term rentals allowed;
- Allow duplexes in single-family residential zones;
- Require housing that is fire-safe for conditions in the region;

- Link the potential housing and other Town programs with economic development to increase the Area Median Income; and
- Encourage homeowners in R-1 zones to commit to renting rooms to employees for long-term (more than 30 day) use.

One citizen provided feedback requesting that the next community workshop display the potential sites for the housing inventory on a map with underlying zoning, allowable density, lot size, and existing entitlements disclosed.

1.7 SUMMARY OF KEY FINDINGS AND HOUSING PROGRAM

This section summarizes the key issues and findings related to the availability and maintenance of housing adequate to meet the needs of all sectors of the Mammoth Lakes population. The issues listed below are discussed in greater depth in the various chapters of this Housing Element.

- Housing Affordability
- Housing Production to Meet Regional Housing Need Allocation
- Create Other Housing Opportunities (e.g. ADUs, landlord/tenant matching, homebuyer assistance, increasing supply of deed restricted housing stock)
- Housing Rehabilitation and Conservation
- Housing Funding
- Governmental Constraints to Affordable Housing
- Energy Conservation

1.7.1 HOUSING AFFORDABILITY

The housing market in Mammoth Lakes is substantially driven by demand for vacation units and second homes from Southern California buyers, with 59 percent of the housing stock as seasonal or occasional use units. Housing in Mammoth Lakes is typically significantly more expensive than in neighboring communities such as Bishop. Utility costs are also high, related to the need to heat homes in Mammoth's cold winter climate and exacerbated by an increase in the number of older, outdated and less energy efficient housing stock.

Based on 2012-2016 ACS data, approximately 75 percent of Mammoth Lakes' households are in the extremely-low, very-low, low-, and moderate-income categories, and cannot afford most of the market rate rental or owner-occupied housing in the

town. Income categories are defined in Table 2-11 in Chapter 2. Sixty-five percent of renters and those owning homes in Mammoth Lakes experience some degree of cost burden related to housing. Unpredictable weather conditions in Mammoth Lakes can also impact seasonal employment contributing to fewer hours and fewer jobs which further exacerbates home affordability. Over the last 10 years, drought and intermittent dry years have impacted Mammoth Mountain Ski Area (MMSA) (Mammoth and June Mountains) visitor levels and revenues. This has also affected other sectors of the local economy like restaurants and lodging. Housing affordability is expected to be an ongoing issue in the Town of Mammoth Lakes through this Housing Element Update period.

To address this issue, the Housing Element Update includes a number of policies and programs to facilitate the production and preservation of affordable housing. In particular, programs include:

- Through updates to the Town's Zoning Code and Housing Ordinance, policies and regulations will be enacted to facilitate the development of housing to serve extremely low-income and special needs populations, including seniors, the disabled, homeless, at-risk youth, seasonal employees, and female-headed households.
- Continuing funding (including dedication of Transient Occupancy Tax monies), partnership, and support for the work of Mammoth Lakes Housing, Inc. who have successfully built, rehabilitated, or preserved several dozen income-restricted housing units in the past several years, and other housing organizations (e.g., IMACA).
- Other strategies identified through the recent Housing Action Plan and subsequent implementation of the plan including development of affordable housing on the Parcel.

1.7.2 HOUSING PRODUCTION

The Town's adopted Urban Growth Boundary, reflecting the extensive public lands immediately surrounding its urbanized area, limits Mammoth Lakes' ability to expand geographically. Thus, dedicating sufficient land within the UGB for residential uses at appropriate densities, and encouraging efficient use of land resources will remain critical over the housing element period. In addition, there are some properties in town that are planned for affordable and workforce housing; ensuring that these sites develop appropriately will be important to meeting Mammoth Lakes' fair share of the regional housing need. Programs to ensure that sufficient sites are available for housing include:

- Continuing the use of State and Town density bonuses for affordable housing, as well as studying and implementing ways housing production can be facilitated.

- Ensuring that large new development contributes units or funds for more affordable housing along with market rate units, through implementation of the Town's Housing Ordinance.
- Encouraging the renovation and conversion of existing non-workforce units, such as condominiums currently used as second homes, to become part of the workforce housing supply.
- Reducing governmental constraints to housing production and affordability through the periodic review of fees, codes, and ordinances
- Allowing housing development as part of infill and mixed-use development within commercial zoning districts above the ground floor on Primary and Secondary Active Frontages.

1.7.3 HOUSING REHABILITATION AND CONSERVATION

Compared to many California communities, Mammoth Lakes' housing stock is relatively new, with 89 percent of the Town's housing stock having been built since 1970. Because of the impacts of weather and climate in Mammoth Lakes, some structures age faster than in more temperate locations. There are also an increasing number of older units, which will require continued investment, repair and upgrade to remain in good condition. Housing units may also not be well-maintained due to absentee landlords or homeowners. As noted below, improving energy efficiency of older housing units is an important component of reducing housing costs in Mammoth Lakes's climate. Some of the community's most affordable units are older rental apartments, mobile homes, and condominiums, and preserving these units is an important goal of this Housing Element. Policies and programs that support this goal include:

- Investigating opportunities to acquire, rehabilitate, and dedicate existing housing units as affordable housing.
- Monitoring construction and rehabilitation of housing to meet the needs of the extremely low- income (ELI) population.
- Continuing code enforcement efforts, and encouraging local homeowners and owners/managers of rental housing properties to upgrade and improve older units, particularly those that do not meet current standards and codes.
- Continued application of Municipal Code standards that preserve the existing housing supply of non-transient rental housing units.
- Continue to implement updated deed-restriction policies to avoid conversion of existing deed-restricted units to market rate units.

1.7.4 GOVERNMENTAL CONSTRAINTS

The Town's property development standards, fee programs, and other regulations and requirements that regulate new development are intended to ensure it meets standards for public safety and welfare; to uphold neighborhood and community character; and to ensure that development pays its fair share of costs to mitigate demands on infrastructure and services. Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the Town's local context, particularly the need to deal with large amounts of winter snowfall.

The analysis of governmental constraints found that the Town's permitting, development review processes and fees represent actual staff costs and time to process applications, and are not unduly restrictive to new residential development. The Zoning Code was comprehensively updated in 2014 and addressed several identified housing constraints and consistency with the General Plan. Programs identified to reduce governmental constraints to housing production include:

- Conducting regular reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.
- Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing.
- Updating the Zoning Code related to Accessory Dwelling Units to address recent updates to state law.

1.7.5 ENERGY CONSERVATION

Energy efficiency is a significant contributor to lowering housing costs, particularly in Mammoth Lakes with its extreme winter climate. The Housing Element identifies programs to support additional energy conservation including:

- Working with local non-profits that offer low-cost retrofits including Inyo-Mono Advocates for Community Action (IMACA) to improve program participation among qualified homeowners.
- Reviewing all projects for energy efficiency in site design and planning, and for conformance with State and Town building codes.
- Encouraging residential development that promotes energy-efficient and sustainable building practices, including the use of alternate energy sources such as geothermal and solar. Publicize energy efficient programs such as Property Assessed Clean Energy (PACE) and others.

2 HOUSING NEEDS ASSESSMENT

This housing needs assessment section serves as the foundation for developing the Town of Mammoth Lakes' housing goals, policies, and programs outlined in *Chapter 5, Housing Program*, of this Housing Element. This chapter analyzes relevant population and housing aspects to determine the specific housing needs of Mammoth Lakes' residents. Important characteristics include: demographics, household characteristics, special housing need populations, and housing characteristics. Housing includes single family homes, condominiums, townhomes, apartments, and other livable unit types. The information provided in this chapter covers the breadth of analysis suggested by the California Department of Housing and Community Development (HCD) in its Housing Element guidelines; additional information or detail has been provided in some areas to reflect Mammoth Lakes' local characteristics and housing needs.

In order to examine population and housing characteristics, this chapter references the most recently updated official government data and private market data. The U.S. 2010 Decennial Census and the American Community Survey 2012-2016 are the primary sources for the majority of the data collected. Other data sources were cited where appropriate, such as the HCD, California Department of Finance (DOF) for 2017 population household estimates, and the California Employment Development Department (EDD) for local employment trends. Most of the data in this chapter were compiled by PlaceWorks, the consultant firm retained by the Town to assist with preparation of the Housing Element. Where possible, the Town has used data provided by the HCD.

2.1 REGIONAL POPULATION AND ECONOMIC CONTEXT

The Town of Mammoth Lakes is a resort-oriented community and experiences large seasonal fluctuations in population. During the peak ski season, the Town estimates that on any given weekend the influx of visitors to Mammoth Lakes can result in an occupancy including the visitors of up to four times the year-round resident population. This fluctuation in population also results in some seasonal variation in employment and housing demand, leading to unique housing pressures.

In 2016, approximately 5,237 people were employed within the town. Services and visitor-oriented businesses related to the Mammoth Mountain Ski Area (MMSA) employ the most persons annually (see Table 2-8), but this employment demand varies seasonally, with the peak occurring during the winter ski season. Furthermore, wages in Mammoth Lakes' primary employment sector, hospitality and leisure, tend to be fairly low. Despite low local wages, many high income persons own homes (often seasonal vacation homes) and recreate in Mammoth Lakes. Of the over 9,800 homes in

Mammoth, approximately 59.4 percent are vacation homes that are not made available for permanent residents to rent.

2.2 POPULATION¹ CHARACTERISTICS

The town's population characteristics help to inform the nature and extent of its housing needs. These factors include age distribution, population growth, employment and education and can indicate the type and amount of housing needed as well as residents' ability to pay for housing.

2.2.1 POPULATION TRENDS

Mammoth Lakes, a town of 8,316 full-time residents, is the only incorporated area in Mono County and makes up a significant share (roughly 60.1 percent) of the County's population. As previously discussed, the Town of Mammoth Lakes experiences fluctuations in its population, with the peak occurring in the winter ski season.

As shown in Table 2-1, from 2000 to 2018, the Town of Mammoth Lakes grew four times faster than Unincorporated Mono County (Mono County excluding the Town of Mammoth Lakes) annually. In comparison, between 2010 and 2018 the population of Mammoth Lakes increased at approximately only 0.1 percent compared to Unincorporated Mono County, which experienced a decrease of -1.0 percent annually. California Department of Finance projected population growth is not available for the Town of Mammoth Lakes. However, the Department of Finance anticipates Mono County to grow at an average annual growth rate of 0.5 percent, reaching a total population of between 14,360 to 14,663 people by the end of this Housing Element planning period in 2027 (Table 2-2). If Mammoth Lakes grows by its Regional Housing Need Allocation (RHNA) of 155 units, or 388 people (at an average household size of 2.5), its average annual growth rate will be 2.8 percent during the planning period, relatively higher than the growth rate predicted for Mono County by the California Department of Finance.

¹ Population, as defined by the U.S. Census, is all people, male and female, child and adult, living in a given geographic area.

Table 2-1 Population Growth: 2000-2018

	2000	2010	Average Annual Growth Rate, 2000–2010	2013	2018	Average Annual Growth Rate, 2013–2018
Town of Mammoth Lakes	7,093	8,234	1.6%	8,307	8,316	0.1%
Unincorporated Mono County	5,760	5,968	0.4%	6,186	5,506	-1.0%
Total - Mono County ^a	12,853	14,202	1.0%	14,493	13,822	-0.3%

^a Includes the Town of Mammoth Lakes and Unincorporated Mono County.
Source: HCD Table 1(Census 2010); Census 2000; DOF 2013, 2018.

Table 2-2 Projected Population Growth: 2018-2030

	2018	2020	2025	2030	Average Annual Growth Rate
Mono County ^a	13,848	13,986	14,360	14,663	5.9%

^a Includes the Town of Mammoth Lakes.
Source: DOF 2018.

2.2.2 AGE

Housing needs are also impacted by the population's age characteristics since needs and preferences change as people age. Different age groups also have housing needs dependent on a variety of factors, including family type and size, income, and housing preference. Understanding these characteristics is essential in determining Mammoth Lakes' appropriate housing needs.

Based on Mammoth Lakes' median age of 32.6 (Table 2-3), the town has a younger population than the County overall (38.9) and a slightly younger population than California as a whole; the median age of California residents was 36.0 years of age in 2016.

Table 2-3 Median Age: Town of Mammoth Lakes and Mono County, 2016

	2016
Mammoth Lakes	32.6
Mono County ^a	38.9
California	36.0

^a Includes the Town of Mammoth Lakes.
 Source: 2012-2016 ACS.

As shown in Table 2-4, a large proportion of Mammoth Lakes' and Mono County's population are under the age of 19; approximately 23.5 percent of Mammoth Lakes' residents and 22.0 percent of Mono County residents are under the age of 19. The Town's largest age group is 25 to 34, while Mono County's largest age group is slightly older at 45 to 54. The Town's slightly larger percentage of persons aged 25 to 34 is likely influenced by the presence of the Mammoth Mountain Ski Area, which employs younger adults during the ski season. The town's active outdoor environment is also attractive to younger adults. Mono County has a larger proportion (13.2%) of persons age 65 and older than Mammoth Lakes (6.5%), perhaps attributable to the fact that the town's climate, with heavy annual snowfall, is less attractive to seniors than other communities in the county.

As seen in Table 2-5, the most significant population increases in Mono County between 2011 and 2016 occurred in residents aged 65 years and above, rising by 47.0 percent. In comparison, the most significant population increase in Mammoth Lakes was from residents aged 35 to 44 years. In Mammoth Lakes, this age group comprised 12.5 percent of the town's population in 2011, but rose relatively, reaching 14.2 percent in 2016.

Table 2-4 Age Distribution: Town of Mammoth Lakes and Mono County, 2016

Age Group	Mammoth Lakes		Mono County ^a	
	Number	Percent	Number	Percent
Under 5	519	6.3%	618	4.4%
5-19	1,417	17.2%	2,473	17.6%
20-24	833	10.1%	1,686	12.0%
25-34	1,631	19.8%	1,672	12.0%
35-44	1,202	14.6%	1,616	11.5%
45-54	1,230	14.9%	2,108	15.0%
55-64	870	10.5%	2,051	14.6%
65+	532	6.5%	1,855	13.2%
Total	8,234	100.0%	14,079	100.0%

^a Includes the Town of Mammoth Lakes.
Source: 2012-2016 ACS.

Table 2-5 Comparative Age Distribution: Town of Mammoth Lakes and Mono County, 2011 to 2016

Age Group	2011		2016		Mammoth Lakes Percent Change	Mono County Percent Change
	Mammoth Lakes	Mono County ^a	Mammoth Lakes	Mono County ^a		
	Number	Number	Number	Number		
Under 5	536	902	519	618	-3.2%	-31.5%
5-17	1,365	2,061	1,417	2,473	3.8%	20.0%
18-24	1,075	1,487	833	1,686	-22.5%	13.4%
25-34	1,394	2,222	1,631	1,672	17.0%	-24.8%
35-44	1,013	2,025	1,202	1,616	18.7%	-20.2%
45-54	1,150	2,136	1,230	2,108	7.0%	-1.3%
55-64	1,002	1,921	870	2,051	-13.2%	6.8%
65+	546	1,262	532	1,855	-2.6%	47.0%
Total	8,081	14,016	8,234	14,079	1.9%	0.5%

^a Includes the Town of Mammoth Lakes.
Source: 2012-2016 ACS.

2.2.3 EMPLOYMENT

According to the American Communities Survey, as of 2016 there are 5,237 Mammoth Lakes' residents in the workforce. However, the size of the total workforce (including non-residents) fluctuates with seasonal demand (seasonal employment is discussed in more detail on page 2-26). As shown in Table 2-6, the "Arts, Recreation, and Hospitality Service" occupations employ the largest proportion of Mammoth Lakes' residents at 37.6 percent, compared to Unincorporated Mono County at 13.6 percent. "Educational, Health Care, and Social Assistance" occupations and "Finance, Insurance, Real Estate, Office and Other Services" are the second and third largest employment sectors in Mammoth Lakes respectively. These sectors likely employ a substantial portion of Mammoth Lakes' and Mono County's college graduates.

Table 2-6 Occupations of Mammoth Lakes Residents and Unincorporated Mono County, 2016

Occupation	Mammoth Lakes		Unincorporated Mono County ^a	
	Persons	Percent	Persons	Percent
Agricultural, Forestry, Fishing, Hunting and Mining	277	5.3%	161	6.9%
Arts, Recreation and Hospitality Services	1,969	37.6%	319	13.6%
Construction, Manufacturing and Wholesale	424	8.1%	335	14.3%
Educational, Health Care and Social Assistance	997	19.0%	451	19.3%
Management, Professional, Scientific and Information	265	5.1%	254	10.9%
Public Administration	189	3.6%	391	16.7%
Finance, Insurance, Real Estate Office and Other Services	631	12.1%	76	3.3%
Retail Trade	289	5.5%	253	10.8%
Transportation, Warehousing, and Utilities	196	3.7%	100	4.3%
Total	5,237	100.0%	2,340	100.0%

^a Mono County excluding the Town of Mammoth Lakes.
Source: ACS 2016.

2.2.4 EMPLOYMENT GROWTH

Unlike the above section which discusses the type of employment held by town residents, this section discusses the type of employment available within Mammoth Lakes. The California Employment Development Department (EDD) provides data on labor markets. However, it does not report data for the Town of Mammoth Lakes separately from the rest of Mono County. Therefore, data for the County were used as a proxy for the industrial make-up and employment growth trends for the town. While not all industry groupings are identical to those provided by the U.S. Census for occupations held by residents, it is still a good indicator of employment growth trends within the area within certain types of industry.

Table 2-7 Jobs by Industry in Mono County, 2017

Occupation	Mono County ^a	
	Persons	Percent
Wholesale Trade	10	0.1%
Retail Trade	580	7.7%
Transportation, Warehousing, and Utilities	40	0.5%
Professional and Business Services	340	4.5%
Educational and Health Services	100	1.3%
Financial Activities	360	4.8%
Leisure and Hospitality	3620	48.1%
Private Service Provided -Residual	300	4.0%
Government	1700	22.6%
Mining, Logging, and Construction	380	5.1%
Manufacturing	60	0.8%
Total Farm	40	0.5%
Total	7,520	100.0%

^a Including the Town of Mammoth Lakes.

Source: EDD 2018 Employment by Industry (Historical Annual Average).

As seen in Table 2-7, the majority of jobs in Mono County are found in the Leisure and Hospitality sector, primarily due to the large employment needs generated by the Mammoth Mountain Ski Area and other jobs that service the town and county's recreation and tourism-based economy. According to data from EDD, leisure and hospitality accounts for roughly 48.1 percent of employment in Mono County. This imbalance between leisure and hospitality sector jobs offered versus those filled by local residents indicates that these jobs must be filled by workers who are recruited from

outside of the area annually. Other major employment generators in the County are government (22.6%), retail trade (7.7%), mining, logging, and construction (5.1%), financial activities (4.8%), and professional and business services (4.5%).

Over the last 20 years, the Leisure & Hospitality sector has remained the largest employment sector with a 2.8 percent average annual growth rate. Though much smaller sectors comparatively, Educational & Health Services, Professional & Business Services and Total Farm sectors have seen the greatest amount of growth at 5.0 percent, 5.0 percent and 3.1 percent, respectively. The average annual growth rate in both the Wholesale Trade and Retail Trade sectors, while both seeing job growth between 1997 and 2017, have decreased slightly over the last 20 years.

With the exception of education and health services, all identified industries listed in Table 2-7 have either remained stable or have seen positive annual growth rates between 1997 and 2017. Despite its more modest growth rate, what is significant is that the leisure and hospitality sector added 1,310 jobs to the County between 1997 and 2017; that's double the number of jobs added in all growth-positive sectors combined. Government also added a significant number of jobs (500) during the same period.

Educational & Health Services has expanded the fastest, at an average rate of 5.0 percent per annum, but still makes up less than 2.0 percent of total employment.

As the economy has continued to expand following the recession, employment levels have improved since 2012. Looking at the unemployment rate over the last 10 years, Mono County's annual unemployment rate was 4.8 percent in 2007 but plateaued around 10.0 percent between 2010 and 2012. Since then, it has gradually decreased to 4.4 percent in 2017. In comparison, while Mammoth Lakes' annual unemployment rate was also approximately 5.0 percent in 2002, it hovered around 7.0 percent between 2010 and 2012. Since then, the 2017 annual unemployment rate for the Town of Mammoth Lakes is estimated to have dropped to 2.2 percent.

As seen in Table 2-8, many of the major employers in Mammoth Lakes are leisure- and hospitality-oriented. The employers are listed showing the largest employers at the top of the table with decreasing numbers of employees as you go down the table. Of the 19 largest employers in Mammoth Lakes and June Lakes combined, over two thirds provide amenities for the seasonal tourism industry. Seven of the 13 hospitality-oriented employers are resorts. The other major employers in Mammoth Lakes generally provide public services including schools, a hospital, and the local fire department. The large proportion of service-oriented jobs in Mammoth Lakes indicates the need for housing for limited term employees to support the largest employee bases in the region. The number of seasonal/limited term employees vary during different seasons.

Table 2-8 Major Employers in Mammoth and June Lakes, 2017

Employer Name	Location	Industry	Number of Employees
Mammoth Resorts	Mammoth Lakes	Resorts	1,000 – 4,999
Mammoth Snowmobile Adventures	Mammoth Lakes	Snowmobile-Renting & Leasing	1,000 – 4,999
Mammoth Hospital	Mammoth Lakes	Hospitals	250 – 499
Mammoth Unified School District	Mammoth Lakes	School District	250 – 499
Juniper Springs Resort	Mammoth Lakes	Resorts	100 – 249
Village Lodge Mammoth	Mammoth Lakes	Hotels & Motels	100 – 249
Vons	Mammoth Lakes	Grocers-Retail	100 – 249
Westin Monaches Resort Mammoth	Mammoth Lakes	Hotels & Motels	100 – 249
Mammoth Elementary School	Mammoth Lakes	Schools	50 – 99
Mammoth Lakes Fire Department	Mammoth Lakes	Fire Departments	50 – 99
Mammoth Mountain Inn	Mammoth Lakes	Resorts	50 – 99
Mammoth Ranger District Center	Mammoth Lakes	Government Offices - US	50 - 99
Mammoth Reservations Inc.	Mammoth Lakes	Vacation Rentals	50 – 99
Mountainside Grill	Mammoth Lakes	Restaurants	50 – 99
Sierra Nevada Lodge	Mammoth Lakes	Resorts	50 – 99
Tamarack Lodge & Resort	Mammoth Lakes	Resorts	50 – 99
Mammoth Pacific LP	Mammoth Lakes	Geothermal Exploration	20 – 49

Source: EDD 2018 Major Employers in Mono County.

2.2.5 JOBS AND EMPLOYED RESIDENTS

Mammoth Lakes' employment dynamics are unique in contrast with most cities in California, as there is a predominance of leisure and hospitality jobs. There are a large number of seasonal and part-time jobs in the town that can necessitate year-round residents taking multiple jobs over a year. According to the Mammoth Lakes Housing Needs Assessment released in July of 2017, Mammoth Lakes has dominant winter peak employment, with a smaller increase during summer. There are approximately 2,200 seasonal winter jobs, and one third (730) of those jobs transfer to seasonal summer

employment in Mammoth Lakes. Based on the most recent data available, the inverse is true for Unincorporated Mono County overall, experiencing a decrease in seasonal employment in winter with more dominant summer peak employment. This ratio implies that the County exports a portion of its employed residents to surrounding communities and neighboring counties during the spring and fall seasons.

2.3 HOUSEHOLD CHARACTERISTICS

Household characteristics, including household type and size, income levels, as well as other characteristics, determine the type of housing needed and desired by Mammoth Lakes' residents. For example, family households, particularly those with children, have less flexibility in their housing needs and typically require larger units. This section describes prevailing household characteristics in Mammoth Lakes and how those characteristics impact housing needs.

2.3.1 JOBS AND EMPLOYED RESIDENTS

According to data from the American Community Survey (ACS 2016), the Town of Mammoth Lakes has an estimated 2,791 households. As shown in Table 2-9, Mammoth Lakes has a slightly lower percentage of family households (53.5%), compared to Unincorporated Mono County (54.7%). In comparison, in California as a whole, family households make up 68.7 percent of all households. Data from the ACS 2016 also indicates the average household size in Mammoth Lakes is 2.77 and in Mono County, 2.82.

2.3.2 HOUSEHOLD INCOME

Income is a critical characteristic in determining residents' housing opportunities and affordability. Income affects a household's decision when it comes to tenure, type, and location of housing.

According to data from the U.S. Census and the American Communities Survey (ACS 2016), the town of Mammoth Lakes and California have a higher median household income than Mono County (Table 2-10). Adjusting for inflation, median household incomes have increased since 2010, indicating that incomes have likely kept pace with the cost of living.

Table 2-9 Household Characteristics: Mammoth Lakes and Unincorporated Mono County, 2011

Household Type	Mammoth Lakes		Unincorporated Mono County ^a	
	Number	Percent of Total	Number	Percent of Total
Family Households				
Married-couples	1,230	82.3%	2,300	46.5%
Male householder, no wife present	125	8.4%	218	4.4%
Female householder, no husband present	139	9.3%	190	3.8%
Total Family households	1,494	53.5%	2,708	54.7%
Non-Family Households				
Living Alone	846	65.0%	1,699	34.3%
Other	451	35.0%	543	11.0%
Total Non-Family Households	1,297	46.5%	2,242	45.3%
Total All Households	2,791	100.0%	4,950	100.0%

^a Mono County excluding the Town of Mammoth Lakes.
Source: ACS 2016.

Table 2-10 Median Household Income: 2010 and 2016 (2016 Dollars)

	2010	2016
Mammoth Lakes	\$54,414	\$60,899
Mono County ^a	\$55,087	\$58,937
California	\$60,883	\$63,783

^a Includes the Town of Mammoth Lakes.
Source: ACS 2016.

2.3.3 HOUSEHOLD INCOME DISTRIBUTION BY INCOME CATEGORY

The State requires each jurisdiction to address its housing needs by the income categories, defined by Area Median Income (AMI), shown in Table 2-11 below.

Table 2-11 Income Categories by AMI

Income Category	Area Median Income (AMI)
Extremely Low-Income	Less than 30% AMI
Very Low-Income	Between 31-50% AMI
Low-Income	Between 51-80% AMI
Moderate-Income	Between 81-120% AMI
Above Moderate-Income	Greater than 120% AMI

Source: HCD Income Limits 2018

Certain housing subsidies and housing policies use these categories to set income limits or to qualify certain segments of the population, adjusting for household size. It is also used to allocate housing needs to local jurisdictions as part of the housing element update process.

As Mammoth Lakes' home prices tend to exceed the affordability of above moderate-income households, which are classified above, this Needs Assessment also evaluates subsets of above moderate-income households: middle and upper income categories, which are defined specifically for evaluating their ability to afford housing in Mammoth Lakes. For the purposes of this Housing Element, "middle" income households are those households with incomes between 121 and 150 percent of AMI, and "upper" income households are those households with incomes greater than 150 percent of AMI. These additional categories provide the larger context of affordability across a wider range of incomes than defined by just the State-defined categories.

Table 2-12 displays the household income distribution for the Town of Mammoth Lakes and Mono County. Mammoth Lakes has a slightly lower proportion of households in the lower income categories; 18.3 percent of Mammoth Lakes households and 21.9 percent of Mono County households have incomes below \$35,000. Households in Mammoth Lakes and Mono County with incomes ranging from \$35,000 to \$49,999 comprise 14.3 percent and 16.3 percent of total households, respectively. In addition, many households in Mammoth Lakes are categorized in the middle of the income range, with 44.2 percent of households earning between \$50,000 to \$99,999, in contrast to 38.5 percent in Mono County. Comparatively, 23.2 percent of Mammoth Lakes residents and 23.4 percent of Mono County households have incomes in at or above \$100,000, an almost equal percentage of higher income households. As will be discussed later in the chapter, lower-income households often have difficulty finding decent and affordable housing within Mammoth Lakes.

Table 2-12 Household Income Distribution by Income Category, 2016 Data

Income Group ^a	Mammoth Lakes		Mono County	
	Households	Percent	Households	Percent
Less than \$10,000	18	0.6%	94	1.9%
\$10,000 to \$14,999	132	4.7%	168	3.4%
\$15,000 to \$24,999	49	1.8%	312	6.3%
\$25,000 to \$34,999	311	11.1%	510	10.3%
\$35,000 to \$49,999	400	14.3%	807	16.3%
\$50,000 to \$74,999	856	30.7%	1193	24.1%
\$75,000 to \$99,999	378	13.5%	713	14.4%
\$100,000 to \$149,999	440	15.8%	767	15.5%
\$150,000 or more	207	7.4%	391	7.9%
Total	2,791	100.0%	4,950	100.0%

^a The ACS does not break down income ranges by the income limits defined by HCD. Therefore, income groups differ from those discussed in the paragraph above.
Source: ACS 2016.

2.4 SPECIAL NEEDS GROUPS

Special need populations often have unique housing needs beyond affordability. Their specific condition can require on-site services, specific housing design, or both to meet their day-to-day household needs. For example, disabled persons often require accessible ground floor units, and seniors sometimes need on-site care. Homeless persons often require transitional housing and may require treatment services before placement in more stable permanent housing.

State Housing Element Law defines “special needs” groups to include the following: senior households, female-headed households, large households, persons with disabilities (including developmental disabilities), homeless persons, and agricultural workers. This section describes the housing needs of each of these groups in Mammoth Lakes. Table 2-13 and Chart 2-1 summarizes the estimated number of special needs households in Mammoth Lakes.

Table 2-13 State-identified Special Needs Groups, 2016

Special Needs Groups	Mammoth Lakes		Mono County ^a	
	Number	Percent	Number	Percent
Seniors (65 years and older) ^b	321 households	11.5%	1,095 households	22.1%
Female Householder	139 households	5.0%	190 households	3.8%
Large Households (5+ person)	115 households	13.8%	207 households	4.2%
Disabled ^b	303 residents	5.2%	972 residents	7.0%
Homeless ^c	--	--	121 residents	0.9%
Agricultural Workers ^d	0 residents	0.0%	165 residents	1.2%

^a Includes the Town of Mammoth Lakes.

^b ACS 2016.

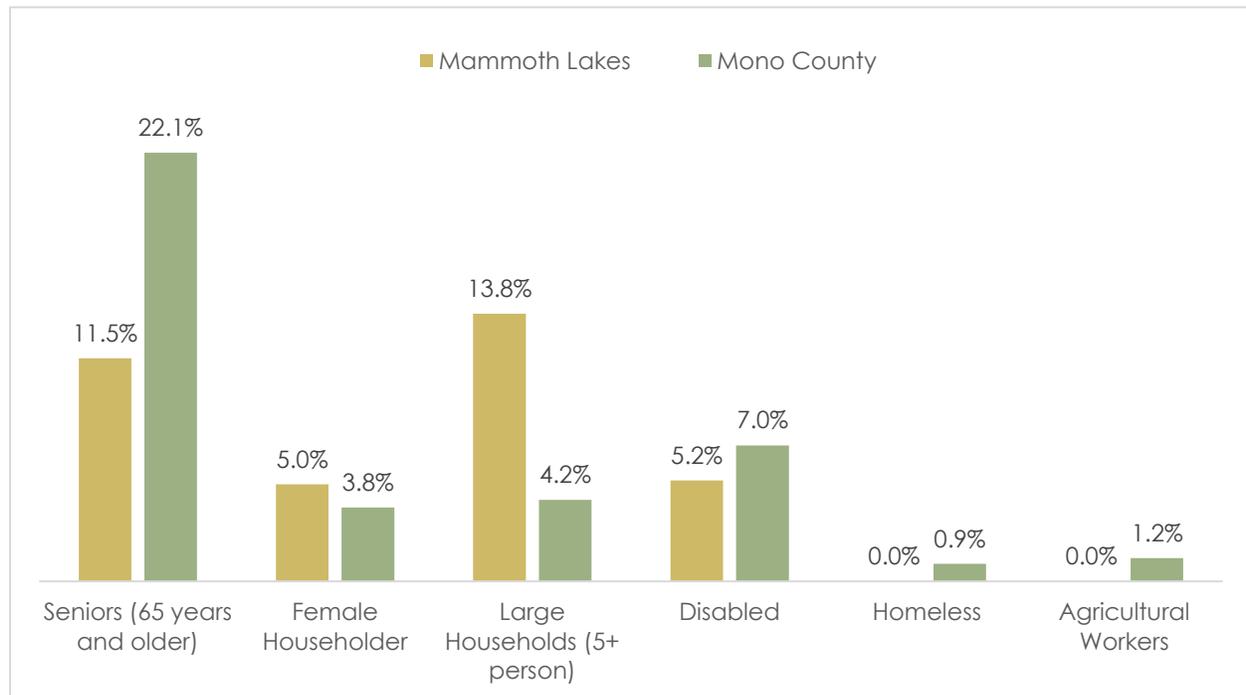
^c Numbers are provided for the Alpine, Inyo, Mono Counties Continuum of Care for which Mono County is a participating member. Numbers represent homeless needs for the total Continuum of Care area. There is a lack of data for homelessness at the town level.

^d California Ag Census, 2012.

^e The number of households indicated in the 2016 ACS is notably smaller than the 2011 ACS data. This may be due to refinement in data collection techniques by the ACS over time.

Source: California EDD 2018; ACS 2016; HCD Housing Element data packet Tables 7, 8, 11 (Census 2010; ACS 2016).

Chart 2-1 State-Identified Special Needs Groups as Percent of the Population



Source: California EDD 2018; ACS 2016; HCD Housing Element data packet Tables 7, 8, 11 (Census 2010; ACS 2016).

2.4.1 SENIOR HOUSEHOLDS

Senior households are defined as households with one or more persons over the age of 65 years. The special needs of senior households are due to three primary concerns: seniors generally live on a fixed income, have higher health care costs, and are more likely to have some form of disability. According to the American Community Survey (ACS 2016), 6.7 percent of Mammoth Lake's residents were seniors. Approximately 71.0 percent of Mono County's senior residents live within Mammoth Lakes. Mammoth Lakes contains a lower proportion of seniors compared to the State overall, which had approximately 6.7 percent of its population 65 years and older. This is likely due to the harsher weather conditions in Mammoth Lakes.

The "frail elderly," defined as persons over age 75, are a particularly important group of seniors to assess, as older seniors are more likely to face mobility issues and higher medical costs than their younger counterparts. Mammoth Lakes has no frail elderly, in contrast with Mono County which has a small percentage (4.6%) of frail elderly and the state of California (5.6%).

There are special concerns for senior citizens that need to be considered during project design review. The most significant concerns include:

- Senior citizens are less mobile than younger age groups; consideration for accessibility should be given a high priority.
- Senior citizens generally prefer to be autonomous and maintain independent living lifestyles. In order to support this lifestyle choice, seniors need convenient and close access to services, including shopping and health care facilities, social service and activity centers, and public transportation.
- Senior citizens generally prefer to be a part of a community.
- Senior citizens are concerned about physical and psychological security, more so than younger age groups.
- Senior citizens are often on fixed incomes and require stable housing arrangements without the risk of significant increases in rent.

Of the 321 households with a householder 65 years of age or older, approximately 33 (10.3%) of these are low income (between \$25,000 and \$44,999 per year). Severely cost-burdened senior households are most at risk of being displaced from their housing and often have to make difficult decisions about whether to pay for rent and utilities or essential needs like food and medical care.

2.4.2 FEMALE-HEADED HOUSEHOLDS

Female-headed households need special consideration and assistance to accommodate their housing needs. Female-headed households are those households with no male adult present and contain multiple related persons. National statistics indicate that female-headed households are significantly more likely than the population overall to be in poverty. These households often struggle with balancing full-time employment while providing quality care for their children. As such, their needs often include affordable housing and accessible day care.

Based on the American Community Survey (ACS 2016) data, there are 139 female-headed households in Mammoth Lakes, 9.3 percent of all households. Of those female-headed households, more than three-quarters (107) were households with children. These families with children are most likely to require on-site affordable child care, thereby reducing barriers to full-time employment. According to the ACS 2016, there are no female-headed households living in poverty in Mammoth Lakes.

2.4.3 LARGE HOUSEHOLDS

Large households are family households with five or more people. Large households are considered a special needs group for housing because there is typically a limited supply of adequate and appropriately sized housing for them that is also affordable. Large households on a limited budget may be more at risk of overcrowding in the home. These households may choose a smaller home in an effort to save money to pay for other necessities including transportation, food, and clothing. According to the American Community Survey (ACS 2016), there are 115 large households in Mammoth Lakes, approximately 4.3 percent of all households (Table 2-14). This is slightly less than in Unincorporated Mono County^a with 4.6 percent of all households considered large.

Table 2-14 Household Size, 2016

Household	Mammoth Lakes		Unincorporated Mono County ^a	
	Number	Percent of Total	Number	Percent of Total
1-Person Household	846	31.5%	854	40.3%
2-4 Person Households	1,729	64.3%	1,171	55.3%
5+ Person Household	115	4.3%	92	4.4%
Total Households	2,690	100.0%	2,117	100.0%

^a Mono County excluding the Town of Mammoth Lakes.
Source: ACS 2016.

Again, Mammoth Lakes' has fewer family households proportionally than Unincorporated Mono County but also has a larger average household size. Mammoth Lakes' large number of younger recreation employees likely contributes to a higher percentage of non-family members living in shared housing. HUD and the U.S. Census define overcrowding as having more than one person per room, excluding kitchens, bathrooms, garages, and hallways. Thus, a large five-person household would require at least a three-bedroom unit if it also had a dining room and a living room. According to the American Community Survey (ACS 2016), approximately 43.6 percent of Mammoth Lakes' total housing units (both owned and rental) have three or more bedrooms, significantly less than Unincorporated Mono County's portion of large units (58.1%) (Table 2-14). Of this 43.6 percent, less than one third of these larger units (31.8% or 387 units) were rental, indicating that some large families that rent may have difficulty finding an appropriately sized unit. Furthermore, single family homes offered for rent can be sold, and the new owner may choose to no longer rent the unit. As single-family homes typically have more bedrooms than apartment units and other multi-family housing options, the number of large rental units has the potential to be reduced even further.

2.4.4 DISABLED PERSONS

Disabled persons may have special housing needs for several reasons, such as living on a fixed income, lack of housing choices that are both affordable and accessible, and higher health care costs. There are primarily five different types of disability:

- **Sensory and Physical Limitation:** Difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- **Mental Disability:** Difficulty in learning, remembering, or concentrating
- **Going Outside Home Limitation:** Difficulty going outside the home alone to shop or visit a doctor's office
- **Employment Limitation:** Difficulty working at a job or a business
- **Self-Care Limitation:** Difficulty dressing, bathing, or getting around inside the home

According to the 2000 U.S. Census, approximately 6.5 percent (433 residents) of the population of Mammoth Lakes and 12.0 percent (624 residents) of the population of Unincorporated Mono County (1057 residents or 8.9% in Mono County overall) classified themselves as disabled. Examining both Mammoth Lakes' and Unincorporated Mono County's disabled persons by age group and employment status reveals there is a higher percentage of disabled persons who are employed in Mammoth Lakes than in Unincorporated Mono County, while the percentage of working aged disabled persons who are not employed or 65 years of age or older in Unincorporated Mono County is greater than in Mammoth Lakes (Table 2-15).

Table 2-15 Disabled Persons by Age Group and Employment Status, 2000^a

Age Group	Mammoth Lakes		Unincorporated Mono County ^b	
	Number	Percent	Number	Percent
Age 16-64, Employed Person with a Disability	330	76.2%	385	61.7%
Age 16-64, Not Employed Persons with a Disability	68	15.7%	113	18.1%
People 65 years and over with a Disability	35	8.1%	126	20.2%
Total Person with a Disability	433	100.0%	624	100.0%
% of Total Population (Civilian Non-institutional)		6.5%		12.0%

^a The 2010 Census does not provide updated information on persons with disabilities, beyond the data provided in 2000.

^b Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 11 (Census 2000).

There is a broad range of conditions that are considered a disability, and housing needs can vary by disability type. According to the 2016 ACS, 303 persons in Mammoth Lakes had a disability. The ACS classifies the disability as, hearing difficulty, vision difficulty, cognitive difficulty, or ambulatory difficulty. The ACS also tracks if the person had a disability that could limit self-care (dressing, bathing, getting around the home), going outside the home (shop or doctor visits), independent living, and employment. Table 2-16 shows information derived from the 2016 ACS for the Town of Mammoth Lakes with regard to age group, disability status and type of disability. Note that individuals may have indicated more than one type of disability.

The Inyo-Mono Association for the Handicapped (IMAH) operates an adult daycare in Bishop and provides other services for the handicapped including independent living assistance. Additionally, IMACA has a senior housing complex, Valley Apartments located in Bishop, which also services those with disabilities. This 19-unit senior housing facility was upgraded in 2018 to fully modernize the electrical system, and an array of solar panels was also installed to improve the facility quality and resiliency. Additionally, as of 2018, the City of Bishop is working with an affordable housing developer to construct 70 units targeted to seniors, persons of disabilities, and working families. As of November 27, 2018, Mammoth Lakes Housing, Inc. has at least one permanently developmentally disabled person and multiple physically disabled people on its waitlist and has had conversations with parents who would like to find housing for their disabled children as well. Otherwise, neither this agency nor the Mono County Department of Social Services is aware of any other handicapped persons in Mammoth Lakes currently

in need of housing assistance. The Mono County Behavioral Health (MCBH) Innovation Plan is an additional resource that helps to identify the health conditions of Mammoth Lakes residents. Supported by the MCBH Innovation Plan, MCBH staff is trained to better assist people with disabilities to regain strength and transform their lives in a community-oriented setting.

Table 2-16 Disabilities by Age Group, Status and Type, 2016

Disability	5 to 64 Years		65 Years and Over		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	0	0.0%	57	18.8%	57	18.8%
Vision Difficulty	136	44.9%	38	12.5%	174	57.4%
Cognitive Difficulty	113	37.3%	0	0.0%	113	37.3%
Ambulatory Difficulty	48	15.8%	0	0.0%	48	15.8%
Self-Care Difficulty	0	0.0%	0	0.0%	0	0.0%
Independent Living Difficulty	101	33.3%	0	0.0%	101	33.3%
Total Disabilities Tallied¹	208	68.7%	95	31.4%	303	100.0%

¹ The total may not reflect the sum of disabilities due to concurrent disabilities for some individuals.
Source: HCD Housing Element data packet Table 12 (ACS 2016).

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. 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. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. In order to ensure accessibility by all persons, the Town of Mammoth Lakes requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). The most recent comprehensive Zoning Code Update, codified in 2014, allows large residential care and assisted living facilities in the Old Mammoth Road and Mixed Lodging/Residential districts with a ministerial or administrative permit. The Zoning Code Update also permits small (six or fewer residents) residential care facilities as it would any similar residential use.

2.4.5 DEVELOPMENTAL DISABILITIES

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as a disability that originates before an individual attains age 18

years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.) and their families through a statewide system of 21 regional centers. The Kern Regional Center (KRC) is one of those 21 regional centers in the State of California that provides a point of entry to services. A private, non-profit community agency, the KRC contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. KRC serves about 6,300 people in the Kern, Inyo, and Mono Counties. In the zip code serving Mammoth Lakes (93546), KRC provides services for at least 44 residents (Table 2-17). Table 2-18 provides information about the type of residence lived in by people with developmental disabilities in Mammoth Lakes.

The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-17 Developmentally Disabled by Age Group, Mammoth Lakes

	0 to 17 Years	18+ Years	Total
Zip Code	Number	Number	Number
93546	44	<11	>44

Source: HCD Housing Element Data Packet Table 13 (Department of Developmental Services).

Table 2-18 Developmentally Disabled by Residence Type, Mammoth Lakes

	Home of Parent/Guardian	Other	Total
Zip Code	Number	Number	Number
93546	53	<11	>53

Source: HCD Housing Element Data Packet Table 14 (Department of Developmental Services).

In order to assist in the housing needs for persons with disabilities, the Town will implement programs to coordinate housing activities and outreach with the Kern Regional Center and continue providing disabled individuals reasonable accommodations pursuant to Chapter 17.80 (Reasonable Accommodation) of the Municipal Code. (See Actions H.1.E.3 and H.1.E.4 in Chapter 5).

2.4.6 HOMELESS

The 2018 Homelessness Task Force Report released by the League of California Cities and California State Association of Counties Joint Homelessness Task Force reported approximately 134,278 homeless individuals living in California (0.3 percent of the population) in 2017 – meaning one out of every 290 people in California is homeless. Approximately one-third of the homeless are families. In the 2016-2017 school year, nearly 110,000 school-aged children in California experienced homelessness. The Eastern Sierra Continuum of Care performed point-in-time counts for Mono County in January 2018 and January 2019. Forty-seven unsheltered homeless people were counted in January 2018 and 72 unsheltered people and 1 sheltered homeless person were counted in January 2019 in the county. Of these 73 people counted in the County, the one sheltered homeless person and 50 unsheltered homeless people were counted in the Town of Mammoth Lakes. Due to the harsh winter conditions, fewer homeless persons stay in Mammoth Lakes year-round, but homes individuals do live in Mammoth Lakes year round. It can be assumed that the number of homeless in the town is greater in other seasons besides winter. The Mammoth Lakes Police Department and Fire Protection District have reported instances of individuals illegally occupying

vacant buildings. Because camping is popular, even within Mammoth Lakes, it is sometimes difficult to determine who is in need of emergency shelter and who is camping for recreation.

At this time, development of an Emergency Shelter is not a priority and alternate resources can be accessed in the community if a family or an individual needs help with temporary shelter. Wild Iris, a community-based non-profit agency, runs an Emergency Shelter for individuals who are leaving an abusive situation. Inyo Mono Advocates for Community Action (IMACA), located in Bishop, also provides emergency food and shelter services for Mono and Inyo Counties. IMACA's hotel/motel voucher program, created in partnership with the Salvation Army, pays for individuals without shelter to stay in a local hotel or motel for a few nights. IMACA also implements a low-income Rapid Re-Housing and Homelessness Prevention program which provides assistance ranging from motel vouchers or camping equipment to rental assistance or security deposit assistance. For the 2017-2018 fiscal year, approximately 268 individuals in 169 very low-income families facing homelessness were served through a combination of IMACA's rapid re-housing, emergency shelter, homeless prevention, and permanent housing services.

2.4.7 FARM LABOR

Farm workers are considered by the State to have special housing needs due to their limited income, restricted housing choices, seasonal nature of employment, and an increased likelihood of housing problems such as overcrowding and substandard housing conditions. The Town of Mammoth Lakes has no farm employment, though farm workers may reside in Mammoth Lakes and work elsewhere in the region. With that said, farm employment for the mountain region is also negligible. According to the California Employment Development Department (EDD), Mono County had approximately 40 persons working in the industry in 2017, or less than one percent of the County's labor force.

2.4.8 SEASONAL WORKERS

Due to the unique fluctuations in employment needs within Mammoth Lakes, seasonal workers are a special needs population in the town, though not a state-identified special needs group. The California Employment Development Department (EDD) provides data on labor markets. However, it does not report data for the Town of Mammoth Lakes separately from the rest of Mono County. Instead, results from the 2017 Mammoth Lakes Housing Needs Assessment Update inform employment trends for Town of Mammoth Lakes. As seen in Table 2-7, Mono County employment is concentrated in the leisure and hospitality industries. According to the Mammoth Lakes Housing Needs Assessment, employment in the county peaked in December 2015 at more than 5,500 workers and dropped below 3,800 employees in May. The difference is more than 1,700 jobs from peak employment to low employment months. Assuming 2.0

jobs per household, housing need fluctuates by approximately 850 housing units, representing approximately 8.8 percent of the total housing stock. Qualitative information from the assessment indicates that many workers live in overcrowded conditions during the peak employment season due to the high costs and lack of available housing. Compounding the seasonal housing need is that the peak months of employment coincide with higher vacation rental occupancy, which means vacation homes are normally not available for seasonal workers.

According to a survey via employer interviews carried out on behalf of Mammoth Lakes Housing, Inc. as a part of the Housing Needs Assessment, seasonal employment fluctuations in Mammoth Lakes have direct implications on housing needs². The survey indicated that an extremely tight rental market, meaning few units are vacant, is offering little choice or availability for households trying to rent in town, and has resulted in employees residing in inadequate housing conditions and/or has forced employees to seek housing options located at a significantly farther distance from their place of work in Mammoth Lakes. Employers also report unfilled jobs, high turnover, and unqualified applicants as frequent problems, which may be partially attributed to the lack of affordable housing and, therefore, employee inability to maintain a stable living situation.

In 2016, the median annual income for the Accommodation and Food services in Mammoth Lakes was approximately \$27,648, which places most of those workers in the very low-income household income category. Consequently, seasonal employees are often heavily burdened by housing costs and must either seek more affordable accommodations outside of Mammoth Lakes or are forced to over-crowd local housing units. According to the Mammoth Lakes Housing Needs Assessment, 2017, significantly more low income households are cost-burdened by their rent payment than higher income earners. With an extremely low vacancy rate, persons with lower incomes must compete with higher income households for available rentals, forcing them into payments they cannot afford or overcrowded conditions to make their payments. Between 13 - 35% of renter households are cost burdened according to the American Community Survey, but it should be noted that this estimate has an 11% margin of error. This data also indicates that cost-burden among owners has increased, ranging from 23% to 57% of ownership households suffering from a lack of home affordability.

As of the 2016/2017 ski season, the Mammoth Mountain Ski Area (MMSA) provides approximately 460 beds for its workforce within 139 units³. This is a decrease from 2011 because MMSA did not renew its lease on 75 beds and sold four condominiums, two to employees. Housing options range from hotel-type rooms to apartments and

² Mammoth Lakes Housing Needs Assessment, 2017

³ The Town of Mammoth Lakes; Mammoth Lakes Housing Needs Assessment, 2017

condominiums, with rental rates (including utilities) that vary from \$14 to \$22 per night⁴. Employees request housing from their hiring manager and rent is deducted from the employee's paycheck. All housing is shared accommodations and most units have twin beds. The majority of units provided are dorm-style, suitable for the typically younger and single seasonal workforce. All housing units are furnished, have cable TV, and units with kitchens are supplied with pots, pans, dishes and silverware. Sheets, blankets and pillows are available upon request for a \$35 rental fee. MMSA owns at least three condominiums that they will rent to older seasonal workers and couples. While most of the units serve seasonal employees, 28 apartments have been occupied by year-round employees and many were converted from seasonal to year-round units since 2011. MMSA reports that seasonal employee units were only 80% occupied at their peak in 2011. In the 2015-2016 winter season, units filled before the season started, and they did not begin turning over until March 2016.

2.5 HOUSING STOCK CHARACTERISTICS

Mammoth Lakes' housing stock contains a large number of vacation or second-home units that reduce housing opportunities for the local workforce, who often have incomes significantly lower than second-home owners. The result is inflated home prices that are not affordable to those working many jobs in Mammoth Lakes and the region. At the same time, the large share of vacation homeowners is a main economic driver for the town, injecting external dollars into the community. Given that about one third all housing units are occupied by residents, the rest being occupied seasonally by visitors, and the typical occupancy of transient units is four persons per unit, the town receives 1.3 million visitors in the winter alone, more than doubling the population and likely having a greater proportional impact on local retail and recreation spending.⁵ Furthermore, the Town estimates the typical winter weekend population to be approximately 35,000 to 40,000 people, almost five times the year-round resident population.

A recreation-oriented community has to balance the demands of visitors with the needs of its workforce. Ideally, a town's housing stock should align with the needs of its local and visitor population, be able to supply both small and large units, and offer housing affordable to its workforce and special needs populations, while allowing for second home purchasing opportunities. Market and political realities often result in housing supply outcomes that do not meet the needs of the local population or the part-time tourist population. This section describes housing stock characteristics in Mammoth Lakes and Unincorporated Mono County.

⁴ <https://www.mammothresorts.com/jobs/employee-housing>

⁵ Occupancy information from the Town of Mammoth Lakes Department of Finance and the 2016 General Plan FEIR

2.5.1 HOUSING TYPE

The Town of Mammoth Lakes has a greater percentage of multifamily housing than Unincorporated Mono County (Table 2-19), primarily because of the large number of vacation condominiums present in Mammoth Lakes. The majority (70.4%) of the housing stock in Mammoth Lakes is comprised of multifamily housing, whereas Unincorporated Mono County's proportion of this housing type is 6.4 percent. Single family units make up 28.1 percent of the housing stock in Mammoth Lakes and 70.0 percent of the stock of Unincorporated Mono County.

The number of people with developmental disabilities is increasing in California (see earlier Section 2.4.5 for local information on those with developmental disabilities), the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-19 Housing Stock, 2016

Housing Type	Town of Mammoth Lakes		Unincorporated Mono County	
	Units	Percent of Total	Units	Percent of Total
Single-Family				
Detached ^a	2,439	25.1%	2,929	67.3%
Attached ^b	290	3.0%	120	2.8%
Single-Family Total	2,729	28.1%	3,049	70.0%
Multi-Family				
Units within 2-4 Unit Buildings	2,408	24.8%	278	6.4%
Units within 5+ Unit Buildings	4,424	45.6%	123	2.8%
Multi-Family Total	6,832	70.4%	401	9.2%
Mobile Homes	147	1.5%	903	20.7%
Total	9,708	100.0%	4,353	100.0%

^a Single Family Detached - 1-unit structure detached from any other house, with open space on all four sides.

^b Single Family Attached - 1-unit structure that has one or more walls separating it from adjoining structures.

Source: HCD Packet Table 10 (ACS 2012-2016).

2.5.2 OCCUPANCY

Due to Mammoth Lakes' resort-oriented economy, approximately 59.4 percent of all housing units in Mammoth Lakes were categorized as being for recreational, temporary, or occasional use in 2018 (Table 2-20). Additionally, these units accounted for nearly 83.0 percent of the town's vacant housing units. Accounting for approximately 5,841 units of Mammoth Lakes' total housing supply, vacation homes exceed those occupied by full-time residents. Mammoth Lakes also had a larger share of vacation units compared to the Unincorporated County, accounting for 59.4 percent of Mammoth Lakes' housing supply versus 34.1 percent for the Unincorporated County overall. This demonstrates an increase of approximately 860 seasonal units in Mammoth Lakes since 2010. As mentioned earlier, the disproportionate number of second homes for non-residents and vacation rentals has a large impact on Mammoth Lakes' home affordability, as vacationers increase the demand for housing in Mammoth Lakes beyond what would be typical for a non-resort-oriented town of its size and income levels.

Table 2-20 Total Vacant Housing Units, 2016

Type	Town of Mammoth Lakes		Unincorporated Mono County ^a	
	Number	Percent	Number	Percent
Occupied	2,791	28.4%	2,159	51.8%
Vacant	7038	71.6%	2,012	48.2%
For Rent	1,009	10.3%	191	4.6%
For Sale	112	1.1%	125	3.0%
Unoccupied (Rented or Sold)	26	0.3%	67	1.6%
Seasonal, Recreational, Occasional Use	5,841	59.4%	1,424	34.1%
Other Vacant	50	0.5%	205	4.9%
Total	9,829	100.0%	4,171	100.0%

^a Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 10 (ACS 2012-2016).

2.5.3 TENURE

As shown in Table 2-21, approximately 39.6 percent of full-time Mammoth Lakes' households own their property while 60.4 percent rent. The proportion of owner-occupied homes is significantly higher among Unincorporated Mono County full-time households, representing 75.5 percent of total occupied dwellings. The higher proportion of renter households in Mammoth Lakes is likely a reflection of its seasonal

workforce, which may not desire to or cannot afford to purchase a home in the town, and the high proportion of second homeowner units, whose owners may choose to rent to longer-term tenants.

Table 2-21 Tenure, 2016 (Occupied Housing Units)

Housing Units	Mammoth Lakes		Unincorporated Mono County ^a	
	Number	Percent	Number	Percent
Owner-Occupied Housing Units	1,104	39.6%	1,629	75.5%
Renter-Occupied Housing Units	1,687	60.4%	530	24.6%
Total	2,791	100.0%	2,159	100.0%

^a Mono County excluding the Town of Mammoth Lakes.
Source: HCD Housing Element data packet Table 6 (ACS 2012-2016).

2.5.4 HOUSING GROWTH

According to data provided by the Department of Finance, there were approximately 149 additional housing units added in Mono County from 2010 to 2018. Approximately 55.0 percent of these units (82 units) were in Mammoth Lakes. These units consist mostly of single-family homes. This is an average of approximately 10 units per year and increased Mammoth Lakes' total housing supply by 0.01 percent annually. While data is not available for the proportion of additional homes that were occupied by permanent residents, based on the population increase between 2010 to 2018 (Table 2-1) and an average household size of 2.77, approximately 29 new homes (35.4 percent of all new units) are occupied by full-time residents.⁶ This reinforces the trend of second homes constructed from 2010 to 2018; housing constructed was predominantly in second homes during this time period, according to the 2017 Mono County Housing Needs Assessment, considering that the vast majority of newly-constructed units are not affordable for residents of Mammoth Lakes.

Overall, there has been a relative lack of housing growth in the past eight years in Mono County, as apparent from the nearly stagnant unit count both in the Town of Mammoth Lakes and Mono County. In Mono County, all new multi-family units built were in Mammoth Lakes, adding approximately eight multi-family units to the county's housing stock. In contrast, Unincorporated Mono County decreased by 4 total multi-family housing units since 2010. The source of this decrease is unclear, but units may have been demolished or converted to an alternative use. Therefore, Mono County

⁶ The numbers in this sentence are estimated based on identified population trends using a ratio and are not hard data.

experienced a net increase of just four multi-family housing units due to Mammoth Lakes' 0.12 percent increase in the multi-family housing stock. This lack of change overall, increasing Mammoth Lakes' housing count by only 0.9 percent, is likely more an indication of the availability and price of land, as there are few single-family parcels available in Mammoth Lakes and land prices remain high both in the Town and the County. Table 2-22 compares housing production for the Town of Mammoth Lakes and Unincorporated Mono County.

Table 2-22 Housing Counts, 2010 and 2018

	Date	Total	Single	Multiple	Mobile Homes
Town of Mammoth Lakes	4/1/2010	9,626	2,655	6,824	147
	1/1/2018	9,708	2,729	6,832	147
	8-Year Change	0.9%	2.8%	0.1%	0.0%
Unincorporated County	4/1/2010	4,286	2,969	405	912
	1/1/2018	4,353	3,049	401	903
	8-Year Change	1.6%	2.7%	-1.0%	-1.0%
County Total	4/1/2010	13,912	5,624	7,229	1,059
	4/1/2018	14,061	5,778	7,233	1,050
	8-Year Change	1.1%	2.7%	0.1%	-0.9%

Source: HCD Housing Element data packet Table 1.a (DOF, 2018).

2.5.5 HOUSING AGE AND CONDITIONS

Housing age is often an indicator of housing conditions in a given community, particularly in communities with a high percentage of lower-income households and/or older rental housing. As units age, they require maintenance and modernization. Without proper maintenance, homes will deteriorate and in certain cases, negatively impact the values of surrounding properties. A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the initial quality. Homes older than 50 years often require major renovations to keep the home in good working order unless they have been properly maintained. Further compounding housing conditions are severe weather conditions, which help to speed the need for housing rehabilitation.

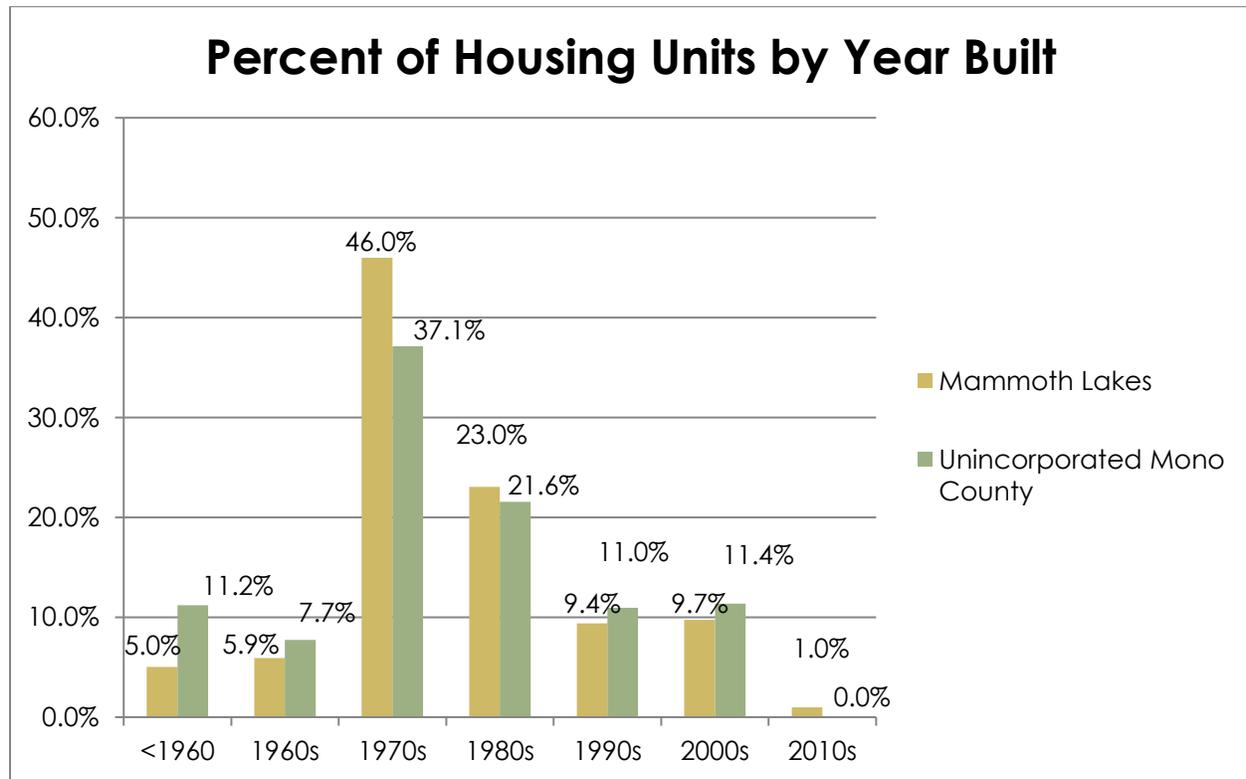
As shown in Table 2-23 and Chart 2-2, approximately 11.1 percent of the housing stock in Mammoth Lakes was built before 1970 (and now almost 51 years of age or older) and over three quarters (79.9%) was built before 1990 (and now almost 31 years of age or older). Unincorporated Mono County's housing stock is similar to Mammoth Lakes', with approximately 77.6 percent of its housing stock built before 1990, but with a significantly higher concentration of units built prior to 1970 (18.9%).

Table 2-23 Housing Units by Tenure and Age, 2016

	Mammoth Lakes		Unincorporated Mono County^a	
	Number	Percent	Number	Percent
Built 2010 or Later	98	1.0%	6	0.0%
Built 2000 to 2009	967	9.7%	1,593	11.4%
Built 1990 to 1999	931	9.4%	1,534	11.0%
Built 1980 to 1989	2,288	23.0%	3,020	21.6%
Built 1970 to 1979	4,556	46.0%	5,197	37.1%
Built 1960 to 1969	588	5.9%	1,082	7.7%
Built 1950 to 1959	226	2.3%	575	4.1%
Built 1940 to 1949	54	0.5%	509	3.6%
Built 1939 or Earlier	219	2.2%	484	3.5%
Total	9,927	100.0%	14,000	100.0%

^a Mono County excluding the Town of Mammoth Lakes.
Source: ACS 2016.

Chart 2-2 Percent of Housing Units by Year Built, 2016



Source: American Community Survey, 2018.

Those homes constructed prior to 1990 represent the maximum potential housing population in need of rehabilitation.

The Mono County Housing Needs Assessment and Residential Survey noted that the County's overall population growth has not been matched by a proportional growth in housing in Mammoth Lakes, shifting demand into the unincorporated County instead. Housing conditions were measured using survey data that asked residents about the condition of their units. According to the survey, low income residents and residents with larger households are more likely to live outside Mammoth Lakes, partially due to this rise in housing prices. About 74 percent of Mammoth Lakes residents rate their home condition as either excellent or good, with homeowners being much more likely to report excellent condition than renters. The remaining residents rated their homes as either being in fair condition (21.0%) or poor condition (5.0%). Of Mono County residents in homes in fair or poor condition, 88 percent report the need for repairs have not yet been made, with nearly half of those repairs being either weatherization or window repairs/replacement. In addition, nearly one in 10 residents in Mono County living in condominiums or apartment homes consider their housing to be in poor condition.

Considering that approximately 70.4% of the housing stock in Mammoth Lakes is multi-family housing, the incidence of poor housing conditions is likely higher in the Town than the County overall. The Town received 12 substandard housing complaints on residential structures, accounting for approximately 12.4 percent of housing units in Mammoth Lakes, in 2017 and 8 complaints, comprising approximately 8.2 percent of the housing units, in 2018.⁷ It should also be noted that the majority of complaints are generated from rental units, as opposed to ownership units, due to the nature of landlord responsibilities to maintain rental units.

2.6 HOUSING COSTS AND AFFORDABILITY

The cost of housing relative to the income of residents in a given area serves as an indicator of the extent of housing problems in a given community. For example, if housing costs are high relative to median household income, there tends to be a prevalence of excessive cost burden and overcrowding. As mentioned earlier, the town struggles to find a balance with accommodating second homeowners and vacation homeowners while meeting the needs of its workforce. Natural market forces have placed significant cost burdens on local residents, limiting opportunities to both rent and own in Mammoth Lakes. This section summarizes the costs and affordability of the housing stock to Mammoth Lakes' residents.

2.6.1 HOME SALES TRENDS

Table 2-24 indicates home sales price in Mammoth Lakes in December 2018 and Table 2-25 compares the median home sales price in Mammoth Lakes to Bishop for the last three months of that same point in time. Median home sales prices were determined from sales data available on www.zillow.com. The median price for homes sold within Mammoth Lakes containing 1-, 2-, 3- and 4-bedrooms was \$329,375, \$539,000, \$824,500, and \$999,000, respectively. The median price for all homes sold in Mammoth Lakes in December 2018 was \$682,000. To compare the median price of all homes in Mammoth Lakes to Bishop, Table 2-25 shows the median price for a home in Bishop, 42 miles southeast of Mammoth Lakes, was \$417,000. This is \$265,000 (or 38.9%) less than in the town of Mammoth Lakes. With home prices rebounding from the recession in most locations throughout California, the cost difference is significant in comparison to previous years. The improved economic conditions since the economy has recovered are reflected in recent home sales prices, having stabilized and continuously increased as indicated with an increased median home price in Mammoth Lakes (increased by 19.6 percent over the past year). The difference in price will continue to steer some employees to live in Bishop, which historically has seen significantly lower median home prices. In 2013, the median home price in Bishop was approximately 6.3 percent less

⁷ Sanders, Sherine. Code Compliance Officer, Town of Mammoth Lakes. Personal communication with Lindsey Klein, PlaceWorks, December 26, 2018.

than the median price for a home in the town of Mammoth Lakes, indicating that that gap in affordability has widened in recent years to further reinforce this trend. Many residents also commute from other nearby communities such as Crowley Lake (approximately 15 miles east of Mammoth Lakes) and June Lake (21 miles north of Mammoth Lakes), for similar reasons.

Table 2-24 Town of Mammoth Lakes Sale Prices, December 2018 Point-In-Time

Bedrooms	Number on Market	Median Price	Average Price	Price Range		
1	24	\$329,375	\$337,797	\$225,000	to	\$440,000
2	44	\$539,000	\$546,129	\$319,000	to	\$1,099,000
3	31	\$824,500	\$807,458	\$429,000	to	\$1,189,000
4	20	\$999,000	\$1,289,495	\$498,000	to	\$3,900,000
5 +	8	\$1,837,000	\$1,864,750	\$1,249,000	to	\$1,864,750
Homes Total	127	\$682,000	\$765,580	\$225,000	to	\$3,900,000

Source: Zillow, 2018.

Table 2-25 Median Home Sale Prices December 2018 Point-In-Time

Location	Number on Market	Median Price
Mammoth Lakes	127	\$682,000
Bishop	44	\$417,000

Source: Zillow, 2018.

2.6.2 RENTAL HOUSING COST

Rental housing in Mammoth Lakes is relatively more expensive than the neighboring City of Bishop. Bishop is the closest city of significant size to provide a sufficient supply of available homes advertised for rent to conduct a survey. It is also known as a nearby place where people who work in Mammoth Lakes live. As shown in Table 2-26 and Table 2-27 rents for average 1, 2, and 3-bedroom units in Mammoth Lakes are significantly higher than in Bishop. It should be noted that there were few listings posted at the time of this study, and therefore results may be less accurate than if there was a larger pool of listings to analyze.

Table 2-26 Town of Mammoth Lakes Rental Prices, November 2018

Category	Average Monthly Rent	Median Monthly Rent	Rental Price Range		
Loft/Studio	no data	no data	no data		
1 Bedroom	\$1,750	\$1,750	\$1,750	to	\$1,750
2 Bedrooms	\$2,642	\$2,000	\$1,925	to	\$4,000
3 Bedrooms	\$2,790	\$2,700	\$2,500	to	\$3,250
4+ Bedrooms	\$6,050	\$6,000	\$5,500	to	\$6,850

Source: Zillow (accessed November 15, 2018).

Table 2-27 City of Bishop Rental Prices, November 2018

Category	Average Monthly Rent
Loft/Studio	\$1,695
1 Bedroom	\$1,450
2 Bedrooms	\$1,200
3 Bedrooms	no data
4+ Bedrooms	\$2,650

Source: Zillow (accessed November 15, 2018).

A large portion of Mammoth Lakes' rental stock are furnished homes intended for seasonal vacation renters, significantly increasing the average rents in town for units of all sizes. Mammoth Lakes' rents also tend to vary throughout the year; rents tend to be higher in the winter months due to increased demand from seasonal employees and visitors.

2.6.3 HOUSING AFFORDABILITY

A community's housing affordability can be measured by evaluating market rate prices for homes compared to the home price residents are able to afford based on their income level. For purposes of the Housing Element and HCD, a home is affordable if it is suitably sized and costs the household 30 percent or less of its gross monthly income. In other words, suitable affordable housing should not result in a cost burden, requiring more than 30 percent of a household's gross monthly income, nor overcrowding (more

than one person per room).⁸ Housing affordability typically varies by income group, with extremely low-income households having greater challenges in accessing housing versus above moderate-income households who are able to spend significantly more on housing. This analysis evaluates housing affordability by HCD income group (extremely low-, very low-, low-, moderate-income).

Family median household income levels are estimated annually by HCD, based on HUD updates to its Section 8 Housing Choice Voucher Program, to provide updated income limits which are then used to set rents and qualify households for income-restricted housing. From the median household income estimates, HCD calculates income limits for very low-, low-, and moderate-income households. These income limits form the basis for evaluating housing affordability by income group.

To evaluate the affordability of the housing stock in Mammoth Lakes, housing costs information collected in December 2018 (described in the previous section) was compared to household income limits in 2018. Table 2-28 presents the maximum amount that a household can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent income-housing cost threshold.⁹

This amount can be compared to average market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford. As previously discussed, in December 2018, the median prices of 1-, 2-, 3- and 4-bedrooms were \$329,375, \$539,000, \$824,500, and \$999,000, respectively, and average rents ranged from \$1,750 for a loft/studio to \$5,500 and up for a 4-or-more bedroom.

Table 2-28 Mammoth Lakes Affordable Home Prices and Rental Rates, 2018

Household Size	1	2	3	4
Extremely Low-Income (Households at 30% of Median Income)				
Annual Income Limit	\$17,050	\$19,500	\$21,950	\$25,100
Monthly Income	\$1,421	\$1,625	\$1,829	\$2,092
Max. Monthly Gross Rent ¹	\$426	\$488	\$549	\$628
Max. Purchase Price ²	\$36,074	\$49,702	\$63,316	\$82,815

⁸ Rooms include living rooms, dining rooms, bedrooms, study, and other rooms, but does not include kitchens, hallways, or bathrooms.

⁹ HCD and HUD defines cost burdened as paying more than 30 percent of a household's gross monthly income towards housing. The 30 percent standard is also applied to set affordable rents for income-restricted units.

Table 2-28 Mammoth Lakes Affordable Home Prices and Rental Rates, 2018

Household Size	1	2	3	4
Very Low-Income (Households at 50% of Median Income)				
Annual Income Limit	\$28,450	\$32,500	\$36,550	\$40,600
Monthly Income	\$2,371	\$2,708	\$3,046	\$3,383
Max. Monthly Gross Rent ¹	\$711	\$813	\$914	\$1,015
Max. Purchase Price ²	\$99,436	\$121,941	\$144,446	\$166,951
Low-Income (Households at 80% of Median Income)				
Annual Income Limit	\$44,750	\$51,150	\$57,550	\$63,900
Monthly Income	\$3,729	\$4,263	\$4,796	\$5,325
Max. Monthly Gross Rent ^a	\$1,119	\$1,279	\$1,439	\$1,598
Max. Purchase Price ^b	\$190,012	\$225,575	\$261,138	\$296,425
Moderate-Income (Households at 120% of Median Income)				
Annual Income Limit	\$68,200	\$77,950	\$87,700	\$97,450
Monthly Income	\$5,683	\$6,496	\$7,308	\$8,121
Max. Monthly Gross Rent ^a	\$1,705	\$1,949	\$2,193	\$2,436
Max. Purchase Price ^b	\$320,318	\$374,497	\$428,676	\$482,855
Middle-Income (Households at 150% of Median Income)				
Annual Income Limit	\$85,275	\$97,425	\$109,650	\$121,800
Monthly Income	\$7,106	\$8,119	\$9,138	\$10,150
Max. Monthly Gross Rent ^a	\$2,132	\$2,436	\$2,741	\$3,045
Max. Purchase Price ^b	\$445,455	\$482,716	\$550,650	\$618,163
Upper-Income (Households at 200% of Median Income)				
Annual Income Limit	\$113,700	\$129,900	\$146,200	\$162,400
Monthly Income	\$9,475	\$10,825	\$12,183	\$13,533
Max. Monthly Gross Rent ^a	\$2,843	\$3,248	\$3,655	\$4,060
Max. Purchase Price ^b	\$614,915	\$663,175	\$753,750	\$843,770

^a Affordable housing cost for renter-occupied households assumes 30% of gross household income including monthly rent including utility costs, mortgage payment, taxes, mortgage insurance, or homeowners insurance. This percentage doesn't include monthly HOA costs, if applicable.

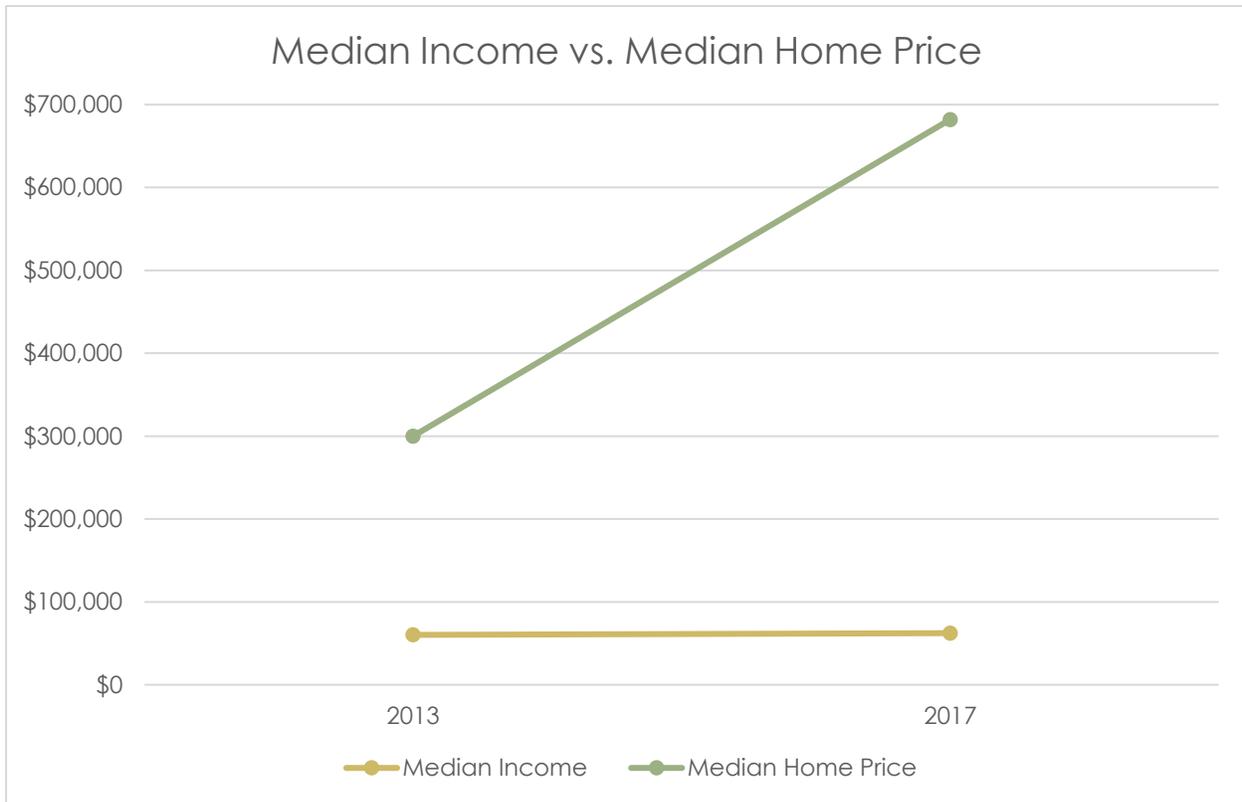
^b Affordable housing sales prices are based on the following assumed variables: approximately 20% down payment, 30-year fixed-rate mortgage at 4.46% annual interest rate (Zillow affordable payment calculator).

Source: 2018 Income Limits, HCD. Monthly mortgage calculation, <https://www.zillow.com/mortgage-calculator/house-affordability/>.

In general, extremely low-, very low-, and low-income households cannot afford market rental or owner-occupied housing in Mammoth Lakes. The current market prices for 1-bedroom rentals and properties for sale are slightly higher than the affordable costs for moderate-income households so those households are likely to add housemates or pay more than 30 percent of their income to afford market-rate housing. Moderate-income households can afford some 2-bedroom rentals surveyed but none of the 3- or 4-bedroom rentals. Moderate-income households cannot afford to purchase 2-, 3-, or 4-bedroom homes at current prices. Only the upper income category can afford 2-bedroom homes at the prices surveyed. None of the income categories listed in Table 2-28 can afford the 3- and 4- bedroom for-sale unit surveyed. In Mammoth Lakes, both the median home price and incomes have increased over the past few years. However, the median home price has increased at a dramatically high rate, while median incomes have increased slightly in comparison, making homes relatively less affordable to residents as shown in Chart 2-3.¹⁰ Table 2-28 summarizes affordable rents and home prices by income category.

¹⁰ After adjusting for inflation, household median income increased from \$60,208 to \$62,308 (by 3.5 percent) between 2013 and 2017 (American Community Survey 2013-2017) while median home prices have increased from \$300,000 in 2013 to \$682,000 (by 127.3 percent) between 2013 and 2017 (Zillow.com).

Chart 2-3 Comparison of Change in Median Income and Median Home Price from 2013 to 2017



Source: 2013-2017 ACS; 2012-2016 ACS.

2.6.4 OVERCROWDING

A limited supply of affordable housing affects lower-income households as they attempt to double-up or find smaller units to reduce their housing costs. Overcrowding can result in unhealthy living conditions, accelerated housing deterioration, and greater pressures placed on infrastructure sized for smaller households. Overcrowding varies with income, size and type of household, but large families and lower-income households usually have the highest incidence of overcrowding.

The California Department of Housing and Community Development defines overcrowding as more than 1.01 occupants per room, and severe overcrowding as more than 1.5 occupants per room. Perhaps due to the fact that there are fewer rental housing units available for large households, overcrowding does not appear to be a problem in owner-occupied households in Mammoth Lakes, as 100.0 percent of those households had at most one occupant per room. In renter-occupied households, 94.3 percent had at most one occupant per room and 2.4 percent of households had 1.01

to 1.5 occupants per room (Table 2-29). There is also a small incidence of severe overcrowding among renter-occupied households in Mammoth Lakes and Unincorporated Mono County, as 3.3 percent and 2.5 percent of all renter households had more than 1.51 occupants per room, respectively.

The Town expects higher rates of overcrowding than reported here because the Hispanic population often does not provide survey data and typically have larger families in one unit. The incidence of overcrowding in Mammoth Lakes is likely more prevalent than presented in Table 2-29.

Table 2-29 Tenure by Occupants Per Room, 2016

	Mammoth Lakes		Unincorporated Mono County	
	Number	Percent	Number	Percent
Owner Occupied	1,104	39.6%	2,733	55.2%
1.00 or Less Occupants per Room	1,104	100.0%	2,726	99.7%
1.01 to 1.50 Occupants per Room	0	0.0%	7	0.3%
> 1.51 Occupants per Room	0	0.0%	0	0.0%
Renter Occupied	1,687	60.4%	2217	44.8%
1.00 or Less Occupants per Room	1,591	94.3%	2121	95.7%
1.01 to 1.50 Occupants per Room	40	2.4%	40	1.8%
> 1.51 Occupants per Room	56	3.3%	56	2.5%

^a Mono County excluding the Town of Mammoth Lakes.
Source: HCD Housing Element data packet Table 3(ACS 2016).

2.6.5 COST BURDEN

Another way to evaluate housing needs in Mammoth Lakes is reviewing the incidence of cost burden. Housing cost burden is defined as a household paying more than 30 percent of their gross monthly income towards housing, including utilities. Further, severely cost burdened is defined as a household spending more than 50 percent of their gross monthly income on housing.

According to the HCD, renters and owners in the Town of Mammoth Lakes were cost burdened, with 72.3 percent of renters and 57.2 percent of owners paying more than 30 percent of their income on housing (Table 2-30). For comparison, 33.6 percent of renters and 51.9 percent of owners in California pay more than 30 percent of their income on housing, indicating that these are both very high numbers in Mammoth Lakes with the number for renters being quite severe. As demonstrated below, those in the lower

income categories experience overpayment at an even more dramatic rate. According to HCD, all ownership households and renter households in the extremely low-income group overpay for housing, and 85.3 percent of lower income owners are similarly cost burdened. In comparison, 39.4 percent of lower income renters overpay for housing, indicating that, once above the extremely low-income income category, owners often experience a greater cost burden than renters with the same income.

Table 2-30 Overpayment by Income Classification and Household Type for Mammoth Lakes

Household	Extremely Low	Lower Income	Total
Ownership Households	95	475	1,250
<i>Overpaying owner households</i>	95	405	715
<i>Percentage of overpaying owners</i>	100.0%	85.3%	57.2%
Renter Households	105	660	1,445
<i>Overpaying renter households</i>	105	260	1045
<i>Percentage of overpaying renters</i>	100.0%	39.4%	72.3%
Total Households	200	1,135	2,695
<i>Overpaying households</i>	200	665	1,760
<i>Percentage of overpaying households</i>	100.0%	58.6%	65.3%

Source: HCD Housing Element data packet Table 4 (2006-2015 CHAS Data Sets).

These percentages are higher than in Unincorporated Mono County where the percentage of renters housing cost burned is 67.6 percent and the percentage of owners housing cost burdened is 34.4 percent.

2.7 ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK

The Housing Element is required to provide an analysis of existing multifamily rental housing that receives governmental assistance, since the loss of such units reduces the availability of housing to lower income households. At risk units are those whose funding programs would expire or be discontinued, allowing the units to convert to market-rate rents. As shown in Table 2-31, none of the assisted rental projects in town have periods of affordability that would expire within the 10-year period following the beginning of the housing element planning period (from August 15, 2019 to August 15, 2029), or even before 2038. Therefore, none are currently considered at risk of conversion, and no analysis of the cost of maintaining the affordability of, or replacing, these housing units is needed. Additionally, Mammoth Lakes Housing, Inc. (MLH) monitors 38 homeownership

deed restrictions each year for compliance. The MLH Board of Directors has formally adopted the goal of maintaining all deed restrictions in Mammoth Lakes, and the Town's Revolving Loan Fund assists with the retention of these deed restrictions.

Table 2-31 Assisted Affordable Housing Developments

Project Name	Year Constructed	Assisted Units	Period of Affordability Expires	At Risk Status
Bristlecone Apartments	1996	29	2051	Not at Risk
Glass Mountain Apartments	1999	25	2034	Not at Risk
Jeffreys Apartments	2006	30	2062	Not at Risk
Manzanita Apartments	2008	14	2061	Not at Risk
Aspen Village Apartments	2007	47	2061	Not at Risk
Star Apartments	2012	4	2066	Not at Risk

Source: Town of Mammoth Lakes, 2018, California Housing Partnership Corporation, 2018, Mammoth Lakes Housing, 2018, HCD Housing Element data packet Table 20.

2.8 REGIONAL HOUSING NEEDS

HCD is responsible for determining the Town of Mammoth Lakes' Regional Housing Need Allocation (RHNA). This section presents the RHNA for the Town of Mammoth Lakes for the current housing element period (2019 – 2027).

As shown in Table 2-32, the Town of Mammoth Lakes should plan for 155 new housing units between 2019 and 2027. Approximately 16.8 percent of these units should be for very low-income households, 19.4 percent for low-income households, 21.9 percent for moderate-income households, and 41.3 percent for above moderate-income households. In comparison to the 2014-2019, the RHNA for 2019-2027 projects an increased need of 47.7 percent.

Table 2-32 Mammoth Lakes Regional Housing Need Allocation by Income Group

Income Group	Current Allocation 2018 to 2027^a		Past Allocation 2014 to 2019	
	Number	Percent	Number	Percent
Extremely Low ^a	13	8.4%	8	10.8%
Very Low ^a	13	8.4%	9	12.2%
Low	30	19.4%	12	16.2%
Moderate	34	21.9%	14	18.9%
Above Moderate	65	41.3%	31	41.9%
Total	155	100.0%	74	100.0%

^a Mammoth Lakes estimate presumes 50 percent of the 26 (13) very low-income households qualify as extremely low-income households.

Source: HCD Housing Element data packet Table 21 (5th Cycle RHNA, 2019-2024).

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3 HOUSING CONSTRAINTS

The provision of adequate and affordable housing is an important goal of the Town of Mammoth Lakes. As a result, the Town has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. Even so, a variety of factors, including environmental, market mechanisms, and government regulations, influence or constrain the development of housing. This section identifies existing constraints that inhibit the production of affordable housing in the community.

3.1 MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints.

3.1.1 LAND COST

A key component of residential development costs is the price of raw land. Land costs in Mammoth Lakes can vary considerably, depending on the location of the parcel. Using Zillow land and lot listings in 2018, the value of residential land in Mammoth Lakes also varied by zoning designation, as shown in Table 3-33 below. It should be noted that there were no Residential Multi-Family 2 (RMF-2) lots for sale at the time the inventory was taken, and there was only one Residential Multi-Family 1 (RMF-1) lot listed for sale. However, as additional land cost comparisons, parcels zoned RMF-1 sold for an average of \$10.31 per square foot and parcels zoned for RMF-2 sold for an average of \$38.12 per square foot in 2014. There have been very few lots sold within the last couple of years, which may be partially attributed to increasing lot prices in the past few years. The average cost of RR residential lots has more than doubled (from \$10.31 to \$24.81 per square foot), and RSF lots have almost doubled (from \$18.05 to \$32.82 per square foot).

Table 3-33 Land Costs by Zoning Designation

	2014		2018	
	Cost per Acre	Cost per Square Feet	Cost per Acre	Cost per Square Feet
Zoning Designation				
Residential Multi-Family 1 (RMF-1)	\$510,523	\$11.72	\$756,000	\$17.36
Residential Multi-Family 2 (RMF-2)	\$1,660,507	\$38.12	--	--
Rural Residential (RR)	\$449,104	\$10.31	\$1,080,801	\$24.81
Residential Single Family (RSF)	\$786,258	\$18.05	\$1,429,453	\$32.82
Resort	\$1,263,240	\$29.00	\$3,004,825	\$68.98
Average	\$933,926	\$21.44	\$1,529,393	\$35.11

Sources: Zillow, 2014; Zillow, 2018.

3.1.2 SITE DEVELOPMENT COSTS

The costs to develop new housing involve both land improvement costs, expenses to prepare the site for housing construction, and the actual construction cost. A portion of the total cost to develop new housing is associated with governmental fees that mitigate the impact of new development on local infrastructure and services. In Mammoth Lakes, a portion of those development costs are those associated with required mitigations for affordable and workforce housing.

As may be expected, residential development costs vary greatly depending on location, land costs, construction type, amenities, and other variables. Costs associated with developer fees and other local government imposed costs are discussed in detail later in this chapter.

As shown in Table 3-34, based on the listed assumptions, a single-family unit on a 7,500 square foot lot would cost approximately \$480,000 to build (excluding land and fees)¹ and over \$740,000 in total — (see Table 3-38 discussion below). An 8-unit multiple-family apartment complex on a 0.66-acre lot would cost approximately \$2.9 million to build, with each 1,200 square foot unit costing approximately \$366,343.²

¹ Mammoth Lakes Housing Needs Assessment, 2017.

² This analysis assumes that a single developer would purchase raw land, provide the necessary infrastructure and improvements for home construction, and build the homes. In many cases, the development process is performed by two separate entities: the land developer, who purchases, entitles, and makes site improvements, and the homebuilder who purchases the lots and builds the homes. In this scenario, overall costs may increase, as both the land developer and the homebuilder expect to achieve profits.

While developer profit is a cost to the home purchaser, development profit is not included in Table 3-34 because of its variability and volatility. Normally, developers attempt to determine the potential profit that could be generated from a project before moving forward. In general, developers target projects that can earn profit of between 10 and 20 percent above total development costs but can move forward with lower projected profit depending on the strength of market, project financing, and a developer's willingness to take on higher risk. Profit also varies depending on whether the developer is for-profit or non-profit.

Table 3-34 Residential Development Costs Summary for Typical Home

	Single Family Home	Multiple-Family (8 Units)
Development Program Assumptions		
Lot Area (sq. ft.)	7,500	28,750
Unit Size (sq. ft.)	2,000	1,100
Building Area (sq. ft.)	2,000	8,800
Costs		
Improved Land Costs ¹	\$246,075	\$499,100
Government Fees	\$40,311	\$247,640
Building Costs ²	\$350,000	\$1,680,000
Soft Costs ³	\$105,000	\$504,000
Total Development Costs	\$741,386	\$2,930,740
Total Development Costs (Per Unit)	\$741,386	\$366,343

¹ Assumes the single-family home would be built in zone RSF (\$32.81 per square foot), townhome and multiple-family in zone RMF-1 (\$17.36 per square foot). Source: Zillow, 2018.

² Assumes cost of construction product with medium end finishes ranging from \$150 to \$200 per square foot, which includes materials and labor only (i.e. land costs, soft costs, site work, and development management are excluded), as reported by local developers. A higher-end finish increases the construction cost up to \$240 per square foot. For the sake of calculation, an average of medium end finishes was used to estimate building costs.

³ Assumes soft costs are 30 percent of hard construction costs. Soft costs include architecture and engineering costs, financing costs, developer overhead, legal and accounting, and contingencies.

Sources: Town of Mammoth Lakes, 2018; Mammoth Lakes Housing Needs Assessment, 2017.

3.1.3 MORTGAGE AND REHABILITATION FINANCING

The availability of financing impacts a person's ability to purchase or improve a home. As a result of more lenient lending practices during the early to mid-2000s, changing economic conditions in the late 2000s, and falling home prices, many homeowners faced difficulties in making their mortgage payments and have been unable to refinance their home loans or sell their homes to pay off their mortgages. In response, lenders tightened their loan standards, returning to practices that prevailed prior to

2000. This has led to an increase in loan denials as lenders more closely scrutinize household income, credit history, and the overall risk of the loan. Thus, while interest rates have not climbed dramatically, access to home financing has reduced the pool of buyers able to purchase a home. Furthermore, the lack of credit not only affects homebuyers and homeowners but also developers and property owners who want to improve their properties. In particular, financing for projects perceived as "higher risk" by financial institutions, including housing projects, has become harder to obtain since 2008.

In 2006, the average 30-year fixed mortgage was approximately 6.4 percent, before declining to historic lows due to the housing crisis in 2008 and subsequent economic recession. In 2013, the average rate for a 30-year fixed rate was 4 percent.³ Since 2013, interest rates have remained relatively low, with an average of 4.6 percent for a 30-year fixed mortgage in 2018.⁴ While interest rates have remained low, tighter loan standards and availability of financing continues to affect a potential homebuyer's ability to purchase a home.

Home loan mortgages backed by the Federal Housing Administration (FHA) have increased as a result of the shoring up of available credit and more stringent loan requirements. Currently, many lending institutions require a 20 percent down payment, in addition to meeting income and credit history requirements. Lenders' stricter adherence to mortgage qualifications has decreased the opportunity for people to take out loans on those terms, and FHA-backed loans have become a popular alternative. In fiscal year 2016-2017, the California FHA funded 7,259 loans totaling \$1.86 billion for the California Homebuyer's Downpayment Assistance Program, marking the largest-ever number of loans and assistance in the program's history.⁵ FHA-backed mortgages typically require a lower down payment (recent figures cite as little as 3.5 percent) and a good credit score is not essential.⁶ However, the approval process for FHA-backed mortgages is longer, costly, and more intensive than conventional home loans, causing most condominiums to bypass the process of gaining FHA approval. Therefore, most condominiums do not qualify for FHA financing unless the complex or building is FHA-approved. With the Mammoth Lakes' Housing stock consisting largely of condominiums (70.4%), this may present a problem for many buyers, limiting FHA program use primarily to single family home purchases.

³ <http://www.freddiemac.com>. Retrieved: February 18, 2014

⁴ <http://www.freddiemac.com>. Retrieved: December 13, 2018.

⁵ <https://www.calhfa.ca.gov/about/financials/reports/2016-2017-cafr.pdf>

⁶ <http://www.hud.gov/buying/loans.cfm>. Housing & Communities, U.S. Department of Housing and Urban Development.

3.2 GOVERNMENTAL OPPORTUNITIES AND CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing. However, other governmental policies or actions can also facilitate or encourage opportunities for the development of housing that meets the diversity of the community's needs. This section discusses potential governmental constraints, as well as policies that encourage housing development in Mammoth Lakes.

3.2.1 LAND USE CONTROLS

Land use controls can have a direct impact on the affordability of housing. The zoning regulations of the Town are designed to allow flexibility in design and permit a wide variety of residential uses and structures.

Zoning

The Town of Mammoth Lakes has 11 zones that permit residential uses, and which are intended to accommodate existing and future housing development. They include four residential zones, a mobile home park zone, three commercial zones (in which residential uses are also permitted), a resort zone intended for larger scale master planned residential and commercial development, as well as two areas designed as Specific Plans, principally intended for mixed lodging, commercial and residential development. Beyond these eleven zones, the Town includes land zoned for non-residential uses including public facilities, industrial development, and open space.

Rural Residential (RR). This zone is intended as an area for single-family rural residential development with larger lots and lower density than the residential single-family zone. Uses permitted are those that are complementary to and can exist in harmony with a rural residential neighborhood. This zone permits a maximum density of two units per acre.

Residential Single-Family (RSF). This zone is intended as an area for single-family residential development. Only those uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. This zone permits a maximum density of four units per acre.

Residential Multiple-Family 1 (RMF-1). This zone is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family developments). Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments. This zone permits a maximum density of 12 units per acre.

Residential Multiple-Family 2 (RMF-2). This zone is intended as an area for the development of primarily multiple-family developments. Transient occupancy, such as motels or hotels, shall be permissible in this zone, subject to the issuance of a use permit. Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments. This zone permits a maximum density of 12 units per acre.

Mobile Home Park (MHP). The mobile home park zone is intended for the exclusive development of mobile home parks. Mobile homes parks are intended to offer an alternative mode of housing to the residents of the community. The Town currently has two developed mobile home parks.

Downtown (D). This district is intended to provide a mix of multi-family residential, non-residential (e.g. office, retail, live/work units), and lodging uses, with a focus on ground-level commercial uses and active frontages. The development standards are intended to concentrate development along Main Street with a focus on shop front buildings. The maximum floor area ratio (FAR) is 2.0. The D zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Old Mammoth Road (OMR). This zone is intended as an arts and culture pedestrian-scaled district oriented toward medium scale commercial development along Old Mammoth Road, with a mix and intensity of uses (e.g. office, retail, live/work units) appropriate to its neighborhood context and adjacent residential uses. The maximum FAR is 2.0. The OMR zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Mixed Lodging/Residential (MLR). This district is intended to allow one or more of a variety of lodging, multiple-family residential, and non-residential (e.g. office, retail, live/work units) uses, a mix emphasizing transient occupancy. The maximum FAR is 2.0. The MLR zoning district is consistent with the Commercial 1 (C-1) land use designation of the General Plan.

Multiple-family residential units are allowed in all three commercial districts by right, and single room occupancy units are allowed in the OMR and MLR districts with a use permit. The OMR zone permits emergency housing by right. Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Resort (R). The Resort zone is intended to allow for large-scale coordinated planning of properties, accommodating a range of different uses including single-family residential developments, multiple housing projects, professional and administrative office uses, hotels including attendant support commercial activities, recreational facilities, and public or quasi-public uses, or combination of such uses.

A development plan (which has typically been in the form of a Master Plan) is required for all Resort zoned properties, allowing for greater flexibility and creativity in their planning. However, the Resort zone limits maximum density to eight units per acre, and requires the application of similar performance and environmental standards as similar uses in other zones. A number of master plans have been adopted for Resort-zoned properties. These include the Lodestar Master Plan, Greyhawk Master Plan, Altis Master Plan, Snowcreek Master Plan, and the Juniper Ridge Master Plan, which have variously included visitor-oriented lodging and housing associated with major recreational facilities such as golf course (Snowcreek and Lodestar Master Plans), or base lodges for Mammoth Mountain. In compliance with the Town's Housing Ordinance at the time of approval, development of these Master Plans has required mitigation of workforce housing demand, which has occurred through designation of sites within the Master Plan area, donation of land, and direct construction of housing units.

North Village Specific Plan (NVSP). The objective of the NVSP is to create a set of land use designations and development standards that will facilitate the development (or renovation) of "North Village" a 64-acre area in the northwest part of the town. The NVSP focuses on the creation of visitor services and attractions, while emphasizing pedestrian access and mobility; the Specific Plan designates a "pedestrian core" and series of land use zones of varying intensity, focused around a mixed use village and gondola station.

Clearwater Specific Plan (CSP). The Clearwater Specific Plan zone was created with the adoption of a Specific Plan for a 6-acre site on Old Mammoth Road in early 2009. The Specific Plan allows for a mixed-use development including a major hotel, with ground floor commercial uses.

Affordable Housing Overlay Zone

The Town of Mammoth Lakes Municipal Code includes an Affordable Housing Overlay Zone. The Affordable Housing Overlay is intended to facilitate the development of lower income units. In this zone, all units must be affordable to households with incomes ranging from very low-income up to moderate-income. The underlying zone sets density, but increases are allowed with a density bonus. Additionally, the Town Council may waive any or all fees normally imposed by the Town on development projects. Development standards for covered off-street parking are relaxed in this zone and additional zoning concessions may be requested, consistent with the State Density Bonus Law. Examples of incentives or concession include reduction in development standards like setbacks, lot coverage, or parking requirements or approval of mixed-use zoning not otherwise allowed in Town zoning.

Currently, this code provision has only been applied to one approximately 25-acre parcel known as The Parcel site. The underlying zone of this property is zoned RMF-1, with a maximum density of 12 units per acre. The land exchange of this parcel with the US Forest Service and its designation as an Affordable Housing Overlay zone was a

mitigation requirement for the development of the Trails subdivision. A Master Plan was adopted for the site in 1991, designating the property for 172 units of housing limited to very-low, low- and moderate-income households. The Town purchased The Parcel site in 2018 and is working with the community on plans to develop the site.

Planned Residential Development Zone

The Town's Municipal Code allows for planned residential development regulations, which are intended to facilitate development of areas designated for residential use on the General Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than generally is possible under conventional zoning or subdivision regulations. Historically, the Town has not utilized this section of code, instead utilizing Master Plans or Specific Plans to provide coordinated planning of larger residential and resort areas.

Residential Development Standards

As shown in Table 3-35, minimum lot sizes in residential zones range from 7,500 square feet in the RSF zone to 40,000 square feet in the RMF-2 zone. The relatively large minimum lot size in the RMF-2 zones is due to the fact that this zone is primarily used to build larger scale projects including transient rental and multiple-family residential units. The RMF-1 zone also has a relatively large minimum lot size of 10,000 square feet. Lot coverage limits range from 30% in the RR zone to 60% in the RMF-2 zone. While these minimums may increase land costs, they result from constraints imposed by an alpine climate, and encourage development of multiple units on each lot. The minimum lot size requirements, coupled with relatively restrictive lot coverage requirements are necessary to maintain setbacks, accommodate snow storage on-site, and to minimize impermeable surfaces. The Town's minimum lot coverage requirements are sufficient to achieve the allowable densities in each zone and do not constrain development.

Table 3-35 Residential Development Standards

		RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Density Range per/acre		1-2	1-4	6-12	6-12	N/A	N/A	N/A
Floor Area Ratio		N/A	N/A	N/A	N/A	2.0	2.0	2.0
Setbacks (front/side/street side/rear)		25/10/20/20	20/10/20/10	20/10/20/10	25/10/20/20	0 feet Main Street frontage, 15 feet from back of curb for active frontages, 10 feet from other streets, 0 feet side/rear except 15 feet adjacent residential district		
Lot Coverage		30%	40%	50%	60%	2.0 FAR	2.0 FAR	2.0 FAR
Minimum Lot Size		15,000	7,500	10,000	40,000	10,000	10,000	10,000
Minimum Building Area	Site	2,000	2,000	5,000	24,000	5,000	5,000	5,000
Minimum Parking Requirements (in spaces)		3	3	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+
Height Maximum (measured from finished grade)		35 feet. Where a building sits atop a parking podium (underground parking), the building height shall be measured from the top of the parking podium provided that the building height does not increase by more than seven feet and six inches.				55 feet	45 feet	45 to 55 feet

Parking standards for multiple-family housing also include guest parking requirements of up to 1/2 space per unit. Affordable and senior housing projects may use standards from Government Code Section 95915 upon request.

Source: Mammoth Lakes Municipal Code, 2018.

For projects historically built above maximum density, some obtained density bonuses by providing affordable housing units pursuant to State law and Town code; a number of other projects took advantage of a provision then in place in the Town's zoning code (since repealed), that allowed small residential units (one bedroom or studio units) to count as a half, rather than a full unit of density. Table 3-36 summarizes the average density of all existing multiple-family projects by zone. As shown in the table, existing multiple-family projects have, on average, been built at densities that meet or exceed the zoning standard of 12 units per acre in these zones.

Table 3-36 Existing Residential Development Density by Zone

Zone	Multiple-family Units	Acres	Average Existing Multiple-family Project Density (Units/Acre)	Single Family Units	Acres	Average Existing Single-Family Residential Density (Units/Acre)	Average Residential Density (Units/Acre)
RMF-1	469	34.73	13.5	100	26.87	3.72	9.24
RMF-2	3,854	232.66	16.66	25	7.31	3.4	16.16
MLR	195	11.01	17.71	8	2.45	3.2	15.08
D & OMR	463	17.78	26.04	1	0.36	2.7	25.58

¹Includes apartments, condominiums and townhomes.
Source: Town of Mammoth Lakes, 2019

Density bonuses are provided in accordance with the provisions of the State Density Bonus law. The Town also provides an additional density bonus that allows up to twice the permitted density where a project provides a higher percentage of qualifying affordable housing units, subject to use permit approval. As permitted by State Density Bonus law, the Town also grants concessions in the form of reduced development standards for projects that include affordable housing units. Please see Chapter 4 for an additional discussion of the Town's Housing Ordinance, which incorporates these and other provisions that are intended to facilitate the production of affordable housing units.

Parking Requirements

Single-family residences must have a minimum of three spaces for each residence, at least 50 percent of required parking shall be enclosed and one of which must be unenclosed, unless otherwise approved by the review authority. One additional space is required for residences with a floor area of more than 2,999 square feet and up to 4,999 square feet (exclusive of garages and decks), two additional spaces for residences with a floor area of 5,000-6,999 square feet and 3 additional spaces for residences 7,000 square feet or greater. The requirement of three parking spaces for single-family residences within the RR and RSF zone, in addition to snow storage requirements discussed next, may be a constraint to development on substandard sized or shaped lots.

Multiple-family residential projects must provide a minimum of one parking space for each studio or one-bedroom unit, two spaces for each two- or three-bedroom unit, and three spaces per unit with four or more bedrooms. At least 50 percent of the required parking is required to be enclosed. In addition to the spaces required per unit, each multiple family project must provide a minimum of two guest parking spaces for each four units up to 12 units, one space for each four units for the 13th to the 48th unit, and one space for each additional six units above 48.

Notwithstanding this potential constraint, the Town's parking requirements are intended to ensure that adequate on-site parking is provided such that cars will not park on the street and interfere with winter snow removal operations. The parking requirements also reflect the resort-oriented nature of the community, where many of the housing units in town are rented to several vacationing individuals or families who travel to Mammoth Lakes in multiple vehicles. The guest parking requirements ensure there is adequate parking for Mammoth Lakes' ample number of visitors and decreases the tendency for visitors to park in areas designated for snow storage.

Mammoth Lakes has excellent transit service and all residential lots are within one half mile of a transit stop which could result in reductions in parking requirements for certain types of residential development per state law. Recognizing the high cost associated with the provision of parking, the Town has routinely granted concessions in the form of reduced parking requirements for projects that incorporate affordable housing units,

including application of the State-mandated ratio of parking spaces per unit. Parking concessions have been made in almost all of the recently constructed affordable and workforce housing projects constructed by Mammoth Lakes Housing, Inc. and other private developers.

The Zoning Code allows for reduced parking standards for the areas of town with mixed-use development and multi-modal accessibility. Three parking zones have been established for non-residential use classifications. Parking zone 1 includes the Downtown and Old Mammoth Road Commercial Zoning Districts, which represent the areas of town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest. Parking zone 2 includes the Mixed Lodging Residential Zoning District and portions of the Lodestar Master Plan area and Juniper Ridge Master Plan area, which represents areas of town with some mixed-use and/or multiple-family development that is served by transit, thereby reducing parking demand moderately. Therefore, parking requirements in this zone are the second lowest. Parking zone 3 represents all other areas within town, except where parking standards have been established through a Master Plan or Specific Plan.

Snow Storage

Given Mammoth Lakes winter conditions, with an average of over 300 inches of snowfall annually, providing adequate space for snow storage is an important development requirement. The Town requires an area equal to a minimum of 75 percent of all uncovered required parking and driveway areas to be provided for storage of snow in residential zones, 40 percent in industrial zones, and 60 percent in commercial zones. Furthermore, all designated snow storage areas must be at least 10 feet in any direction, be located near the sides or rear of parking areas and driveways, readily accessible and substantially free and clear of all obstructions, as well as meet all other requirements outlined in Municipal Code Section 17.36.110. The review authority may reduce or waive commercial zone snow storage area(s) under certain conditions (Municipal Code Section 17.36.110.B.3.a). Alternative methods of compliance may help reduce the potential cost impact and constraint of having to set aside land for snow storage, but may also increase maintenance costs. As noted in the above discussion, similar to the parking requirements, snow storage requirements may be a constraint to development on substandard sized or shaped lots.

3.2.2 ZONING CODE UPDATES AND AMENDMENTS

Comprehensive Zoning Code Update

The Town adopted its General Plan update in 2007. The General Plan includes a number of new policy directives and concepts that were not reflected in the Municipal Code, which had not been comprehensively updated in many years. As a result, some areas of conflict and ambiguity existed between the General Plan and Zoning

Ordinance in particular, which added additional complexity to some permit applications. To address this, the Town completed a comprehensive Zoning Code Update in 2014. The Zoning Code Update incorporates the goals and policies of the 2007 General Plan, modernizes the Town's zoning regulations, and creates a more user-friendly code that supports the community vision expressed in the General Plan. The new Code includes regulations that promote sustainability, development quality and design, and encourage feet-first mobility. Objectives of the Zoning Code Update include:

Implement the General Plan. Encourage the land use goals, policies, and actions designated the General Plan to create a comprehensive and stable use pattern upon which to plan transportation, water supply, and other public facilities and utilities.

Promote Sustainability. Incorporate standards that promote sustainable development and incorporate the goals, policies, and actions outlined in the General Plan.

Promote Quality and Design. Incorporate standards that improve development quality and design, enhance visual character, avoid conflicts between land uses, and preserve the scenic qualities of the town by maintaining adequate open space.

Improve Readability and Usability. Use charts, graphics, and illustrations to make the Code easier to read and to reorganize the material to group similar and related regulations together.

The Zoning Code Update also included review of administrative procedures, as well as development standards, and incorporated ways in which the Code could be made more user-friendly and processes more streamlined.

As part of the 2014 Comprehensive Zoning Code Update the decision was made to regulate density on the commercial zoning districts using floor area ratio (FAR) in place of dwelling units per acre. The Town's 2007 General Plan used dwelling units per acre and hotel rooms per acre. These metrics were not included in the Zoning Code Update resulting in inconsistencies between the General Plan and Zoning Code.

Original Affordable Housing Mitigation Ordinance (2000-2009)

Mammoth Lakes adopted its first Affordable Housing Mitigation Ordinance in 2000, with updates and amendments made in 2004 and 2006. This Affordable Housing Mitigation Ordinance was instrumental in facilitating the production of housing at various prices in Mammoth Lakes from 2000 to 2009, by placing strict requirements on new development to mitigate its demand for affordable and workforce housing units. The Housing Ordinance was updated in 2015 (see Updated Housing Mitigation Ordinance 2015, below).

The driving principle of the original Ordinance was that development must provide housing for the workforce it generates. Formulas were applied in the Ordinance to match the type of development with its characteristic job generation to determine the number of Full Time Employee Equivalent (FTEE)⁷ housing units that must be provided. Table 3-37 shows the FTEE generation table by project type, which was then used to calculate the total number of FTEEs generated by new development. This number was then used either to determine the number of units to be constructed or the in-lieu fee a developer owed the Town for the project.

Table 3-37 Employee Generation by Type

Use	Employee Generation
Multi-unit ¹ and single-family ² transient	.0005 Full-time equivalent employee (FTEE) per square foot
Commercial/office uses: includes all nonresidential except industrial	.00042 FTEE per square foot
Industrial uses: includes all uses involving manufacturing, distribution and warehousing	.00011 FTEE per square foot
Multi-unit nontransient: This category includes all attached dwelling units including deed restricted and market rate apartments and multifamily condominiums which prohibit transient rentals. This also includes all multi-unit developments located within the Residential Multifamily 1 zone and affordable housing zone and any other multi-unit development in town that prohibits transient rentals	Market rate units .00012 FTEE per square foot Rental apartments 0 FTEE and deed restricted units
Single-family nontransient. This category of land use encompasses all detached dwelling units located in the town's low density residential (LFR) land use designation and includes both the rural residential and residential single-family zones	For that portion of the building area from: 0-2,000 square feet, .00006 FTEE per square foot 2,001-4,000 square feet, .00009 FTEE per square foot 4,001-6,000 square feet, .00012 FTEE per square foot 6,001-8,000 square feet, .00015 FTEE per square foot 8,001 square feet and up, .00018 FTEE per square foot * Calculate the building square footage between 0 and 2,000 square feet at rate as

⁷ The Full Time Equivalent Employee (FTEE) is a full time employee or combination of part time employees. When the employee generation calculation results in seasonal or part time employees, those employees are grouped together to form FTEEs. Full time year round employees equal one FTEE, part time year round employees and full time seasonal employees equal one-half FTEE, and part time seasonal employees equal one quarter FTEE.

Table 3-37 Employee Generation by Type

Use	Employee Generation
	shown. Then for square footage exceeding 2,000 square feet calculate at rates as shown. Continue until all square footage has been calculated. Add all lines for total.
Uses not listed	To be determined by Community and Economic Development Director based upon comparisons with like businesses.

¹ This category includes all attached dwelling units within the resort, specific plan, commercial general, commercial lodging and Residential Multifamily 2 zones which are either intended for transient occupancy or can be rented out on a nightly basis. These include all hotel, motel, fractional and resort condominium lodging as well as condominium units which are privately owned and can be rented out on a nightly basis.

² This category of land use encompasses all detached dwelling units located within the resort and specific plan zones which are permitted by master plan and/or specific plan conditions to be rented out on a nightly basis.

Certain projects including small residential developments of less than five units, small lodging and commercial developments, and all developments in the industrial zone were permitted to pay an in-lieu fee. When units were built the Ordinance included a formula by which those units of different sizes (number of bedrooms and living area) could satisfy FTEEs. When in-lieu fees were paid, they were calculated by multiplying the total FTEE by the in-lieu fee, which is established by ordinance and periodically updated. The Ordinance stated that on-site housing units were preferred and should be developed on-site unless it can be demonstrated that the location is undesirable for the community or infeasible, or there is an alternative that would better achieve community affordable workforce housing goals. In such cases, the Ordinance allowed for Alternate Housing Mitigation Plans (AHMPs) that can include construction on a different location, land dedications, and housing acquisition and rehabilitation within town boundaries, or when the Planning and Economic Development Commission can conclude, based upon substantial evidence, that an on-site or off-site alternative is undesirable for the community or infeasible as determined by the Commission or Community and Economic Development Director, may the Town then approve payment of in-lieu fees. An AHMP required approval by the Planning and Economic Development Commission.

Because many of the development projects in Mammoth in recent years have less frequently included on-site housing (lodging, luxury condominiums, etc.), it had not been unusual for the Town to negotiate with developers and propose win-win alternatives instead of requiring on-site construction. The Town had been able to reach agreements on AHMPs that include measures such as land dedications or in-lieu fees that result in more flexibility regarding the types and location of housing being produced. For these alternative proposals to work, it is essential that a local developer be in place to utilize the resources (e.g., fees and land) provided. For this reason, Mammoth Lakes Housing, Inc. (MLH), a non-profit housing development agency, was

established in 2003, and has since been pivotal in facilitating the production of new affordable housing units in Mammoth Lakes. MLH and its accomplishments are described in additional detail in Chapter 4.

Additionally, the Town's Housing Ordinance is not a constraint to market rate housing development. As discussed in Table 2-28 in Chapter 2 the median priced home or condominium is affordable to some moderate-income households and most middle or upper-income households in Mammoth Lakes. Despite its obvious merits and importance, the Town also recognizes that the Housing Mitigation Ordinance, alongside other development fees, contributes to increased costs for developers of future homes. In light of this, and economic conditions during the recession, the Town completed a review of the Ordinance in 2015 as part of a broader review of development fees. This review resulted in a recommendation that the Ordinance be significantly revised, including a restructuring and reduction of the housing mitigation requirements. These revisions are discussed further in the following sections.

Interim Affordable Housing Mitigation Policy

In late 2008 and 2009, the national economy entered a serious downturn. In 2008, the Town Council approved a temporary reduction in development fees, including Development Impact Fees (DIF) and housing in-lieu fees, as a "stimulus package" to continue investment in residential and other construction.

In mid-2009, as the recession continued, the Town began a process to thoroughly review development costs, including the DIF program, Housing Ordinance and associated in-lieu fees. A Town-commissioned study completed by an independent economic consultant found that the existing DIF and housing fees were a significant impediment to new development, and reflected a disproportionate burden to new development in the funding of new facilities and infrastructure. Overall, the report concluded that fees appeared to be set at levels which are likely to impede new investment, and result in reduced development activity, associated fee revenues, and workforce and market-rate housing production.

Based on the study, the Town adopted interim policies for development impact fees and for housing mitigation and in-lieu fees in November 2009, which reduced fees for most development types by around 50 percent from previous levels. More recently, to help stimulate the local economy, the Town Council extended a temporary reduction to housing fees and DIF for one to four unit residential projects, commercial projects, and remodel projects to July 31, 2015.

The Town and Mammoth Lakes Housing, Inc. developed the Interim Affordable Housing Mitigation Policy cooperatively, to include the following provisions:

- An inclusionary housing requirement of 10 percent for all new residential and lodging developments larger than nine residential units or 19 lodging units, at a target income level of 120% of AMI or less.
- An in-lieu fee requirement for small residential and lodging projects, commercial and industrial development.
- Exemptions from housing mitigation requirements for small single-family residences (under 2,500 square feet), rental apartments and deed-restricted units, and retail and restaurant development in certain zones.
- Projects required to provide on-site units may propose an Alternate Housing Mitigation Plan, if findings can be made that providing units on-site would be undesirable for the community or infeasible, and that substantial additional housing benefit would result in terms of providing a greater number of units, earlier provision of units, or providing units that better meet priorities established by the Town or Mammoth Lakes Housing, Inc.

The Town amended the Housing Ordinance in 2015 to reflect feedback regarding the Interim Affordable Housing Mitigation Policy and the 2015 Housing Element Update and the Interim Affordable Housing Mitigation Policy is no longer in effect.

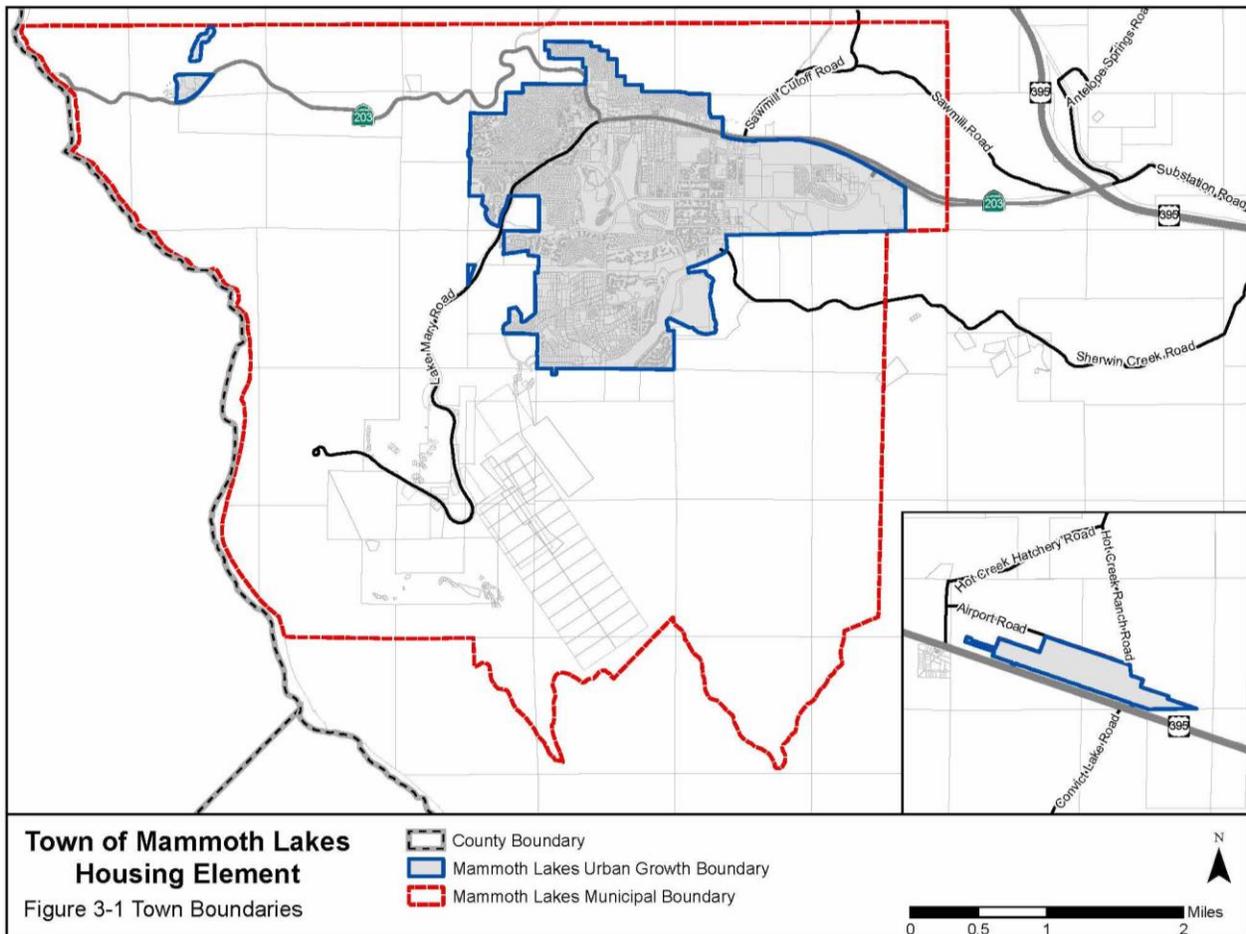
Updated Housing Mitigation Ordinance 2015

The Town adopted a comprehensive update to the Housing Ordinance in 2015. The updated Chapter 17.136 includes a menu-based format that allows developers to choose a desired method for housing mitigation (i.e., fee, on-site housing, off-site housing, conveyance of land, or other). On-site workforce housing is no longer a mandatory requirement for certain projects. A housing fee was established following a nexus study for such fee, as approved by Town Council. The nexus study established a housing mitigation fee applicable to new types of development including residential, lodging, retail and restaurants, office, light industrial, and service uses. The fees established in 2015 are in effect with exception to the following:

- Single family homes less than 2,500 square feet pay no fee.
- Single family homes greater than 2,500 square feet pay minimal fees per square foot above the initial 2,500 square footage of the home.
- Single family additions pay no fee.
- New retail and restaurant development within the Specific Plan zones, Commercial zones, and Resort zones pay no fee.

Urban Growth Boundary and General Plan Buildout

The Town adopted an Urban Growth Boundary (UGB) in 1993 to ensure a compact urban form, protect natural and outdoor recreational resources, and prevent sprawl. Of the total 24.5 square miles within the Town's municipal boundary, approximately 4.7 miles lie within the UGB. The land outside of the UGB but within the municipal boundary consists largely of public lands administered by the Inyo National Forest, as well as 80 acres of patented mining claims on top of the Sherwin ridge, the Valentine Reserve of the University of California, Mammoth Mountain Ski Area, which is leased from Inyo National Forest, and the City of Los Angeles' Camp High Sierra. Lands beyond the municipal boundary consist primarily of public lands administered by the USDA Forest Service, Inyo National Forest, and the U.S. Department of the Interior, as well as land owned by the Los Angeles Department of Water and Power. Legislation passed in 2014 that allowed a 35.6-acre land exchange to Mammoth Mountain Ski Area at the Main Lodge area. The land exchange, called the Mammoth Base Land Exchange, intends to transfer land held by the USDA Forest Service to private ownership, and this land will be included within the Town of Mammoth Lakes and as well as the UGB. Local policy states that National Forest lands transferred to private ownership must be included within the UGB, despite being discontinuous from the existing UGB. A map of the Town's municipal boundary and the UGB are shown in Figure 3-1.



The General Plan assumes an ultimate buildout population of 52,940 people by 2025 based on updated buildout calculations adopted in September 2017. The updated buildout table notes that the 52,940 number includes all residents and visitors in town with 100 percent occupancy. The vacancy rate fluctuates in town between a year-round vacancy rate of 72% to a seasonal vacancy rate of 10% (Tishler Bise DIF Report 2015). Assuming the seasonal vacancy rate the maximum population in town at buildout would be 48,582.

The Town has developed and maintains a GIS-based model, which can be used to track progress towards buildout of residential and lodging development, and is reported along with all discretionary or legislative project approvals requesting modifications to allowable density.

The UGB does not appear to be a constraint, as the General Plan's land use designations take into account the UGB and allows for growth in the town through General Plan buildout. The Town's land inventory, described in Chapter 4 of this Housing Element, is also completely within the UGB. Therefore, the UGB does not adversely impact the Town's ability to accommodate its regional housing need allocation.

3.2.3 PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, and transitional housing, among others. Table 3-38 summarizes housing types permitted within the various zones.

The Town offers a diversity of housing types for all economic segments of the community, including more vulnerable members of the community, those earning lower incomes, seniors, the disabled, and seasonal workers, among others.

Multiple-Family Units

The Municipal Code permits multiple-family housing in the residential multiple family zones (RMF-1 and RMF-2), as well as the Downtown (D), Old Mammoth Road (OMR), and Mixed Lodging/Residential (MLR) Commercial Zoning Districts by right. In the D and OMR zones multi-family development is limited to no more than 75% of the ground floor area when located along Primary and Secondary Active Frontages. A minimum of 25% of the ground floor area must be occupied by uses permitted by right or by Administrative Permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet. An Administrative Permit is required for depths

less than 20 feet. Approximately 70.4 percent of Mammoth Lakes' housing stock consists of multiple-family residences.⁸

Condominiums

The Town permits condominium developments in both the commercial and residential zones (multiple-family zones). However, condominiums require tentative and final map approval. A use permit and subdivision approval (i.e., tentative map and final map) are required for the conversion of an existing apartment unit for sale, transfer, or conveyance as a condominium. Due to the resort-oriented nature of Mammoth Lakes, the Planning and Economic Development Commission must determine if the resultant ownership pattern is appropriate for the proposed use(s) and that the proposed development of the property conforms to all requirements of the Municipal Code.

⁸ California Department of Finance 2018. Multiple-family refers to structures containing 2 or more housing units.

Table 3-38 Housing Types By Zones

Housing Types Permitted	RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Residential Uses							
Single family detached	P	P	P	P			
Single family attached			P	P			
Multiple-family/ Apartments for rent			P	P	P ¹	P ¹	P
Mobile homes	P	P	P	P			
Manufactured homes	P	P	P	P			
Live/Work					P ¹	P ¹	P ¹
Single room occupancy units						U ¹	U
Group living quarters (including boarding houses)			U	U			
Accessory dwelling units	P	P	P	P			
Special Needs Housing²							
Residential care - general (more than 6 residents)			U	U		A ¹	A
Residential care – limited (6 or fewer residents)	P	P	P	P	P ¹	P ¹	P
Assisted living facility			U	U		P ¹	P
Convalescent home						U ¹	
Supportive and transitional housing	P ³						

Table 3-38 Housing Types By Zones

Housing Types Permitted	RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Emergency housing						P ¹	

Notes:

¹Not allowed on the ground floor along Primary and Secondary Active Frontages

²Special needs housing are discussed more thoroughly in the "Housing for Persons with Disabilities section."

³Transitional and supportive housing constitute a residential use and are subject to those restrictions that apply to other residential uses of the same type in the same zoning district.

P = Permitted Use U = Use Permit A= Administrative Permit

Source: Town of Mammoth Lakes Municipal Code 2018

The use permit requirement does not adversely affect the cost or availability of ownership housing for moderate-income households since it represents a minimal portion of the overall costs to develop a project, most of which are contributed by the typically high land and construction costs in Mammoth Lakes.

The Town's Municipal Code Chapter 17.52.110 includes provisions regarding conversion of rental housing units to condominiums, with the intent of preserving the rental housing stock. No conversion of existing rental apartments is permitted where the average vacancy rate over the prior three years is five percent or less; projects proposing to demolish existing rental apartments and replace them with condominium units may be required to directly mitigate the loss of those units, in addition to any other required housing mitigation. Where condominium conversions can be approved, the applicant is required to provide a relocation plan for existing tenants, as required by the Subdivision Map Act and State law. No condo conversions have taken place in the last five years, due to the very low apartment vacancy rate (less the 1%).

Live/Work Units

A live/work loft is an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multiple-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and where the residential use is secondary and accessory to the primary use as a place of work. Live/work units are permitted in D, OMR, and MLR Commercial Zoning Districts. Live/work units must meet the requirements and design standards outlined in Section 17.52.150 of the Municipal Code. The residential space within the live/work unit is to be occupied by at least one individual employed in the business conducted within the live/work unit.

Accessory Dwelling Units

Accessory dwelling units are permitted in all residential zones. An accessory dwelling unit must meet specified development standards consistent with Government Code Section 65852.2 (Municipal Code 17.52.270). They may be either attached to the primary dwelling or separate from the primary dwelling. A manufactured or modular unit placed on a permanent foundation may also be used as an accessory unit. Accessory dwelling units may be rented separately, unless the primary dwelling is rented, and the sale of an accessory dwelling unit separate from the primary unit is prohibited. Action H.4.D.1 is proposed to review Municipal Code Section 17.52.270 and update if needed to comply with recent changes to Government Code Section 65852.2

Mobile Homes

Mobile and manufactured homes offer an affordable housing option to many low and moderate-income households. Mobile homes are defined in the Municipal Code as a

single-family dwelling and are permitted in all residential zoning districts in the Town, according to the same development standards applied to site-built single-family homes. According to the California Department of Finance, 147 mobile homes were located in Mammoth Lakes in 2018.

Mobile Home Parks

The Zoning Code also includes a "Mobile Home Park" (MHP) zone, which specifies various development standards for mobile home parks. Mammoth Lakes has two mobile home parks, both of which were created before the Town was incorporated, and which are zoned MHP. Development standards for the MHP zone include:

- A minimum park area of ten acres;
- A minimum park street frontage: 200 feet;
- A minimum site area per unit of 5,000 square feet;
- Minimum setback of 20 feet adjoining a street, and ten feet adjoining another lot line
- Maximum height of 35 feet; and
- Minimum of 50 square feet of recreation area for each mobile home space.

A zoning map amendment is required to rezone property to MHP. In addition, Design Review is also required. The Town estimates that review of the rezoning application could take a year or more, depending on the complexity of the project, and requires Town Council approval of the rezoning request (Table 3-39).

The Town has not received any applications for a mobile home park since incorporation; it is uncertain why this is the case, but likely reasons are a shortage of large undeveloped residentially – zoned properties within the Urban Growth Boundary, and high local land costs, rather than the burden of the development review process. The re-zoning process reflects reasonable processes intended to ensure compatibility of any proposed mobile home park with surrounding uses, and that such a use would be designed and operated in a manner consistent with community standards and policies, similar to any other similar large-scale residential development.

Manufactured Homes

Per Section 65852.3 of California's Government Code, a town or a city shall allow the installation of modular housing units, constructed in compliance with the Uniform Building Code (UBC), and manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.), on an approved permanent foundation system, pursuant to Section 18551

of the California Health and Safety Code, on lots zoned for conventional single-family residential dwellings.

The Town of Mammoth Lakes has approved several housing developments that have been constructed with modular buildings. Pursuant to Section 17.144.020 of the Municipal Code, single detached family units for occupancy by one household, and located on a separate lot from any other unit (except accessory dwelling units, where permitted) includes individual manufactured housing units. Manufactured housing is expected to follow the same permitting process and regulations as buildings with traditional construction. This form of housing presents a low-cost strategy to increase permanent workforce housing quickly and affordably in the face of an immediate housing need.

Group Living Quarters and Single Room Occupancy Units

Shared living quarters without separate kitchen or bathroom facilities for each room or unit, are offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes hotels and motels, and residential care facilities. Group living quarters are allowed in the multi-family residential zones with a use permit.

Single room occupancy facilities contain housing units that may have kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the State Health and Safety Code. Each housing unit is occupied by no more than two persons and is offered on a monthly rental basis or longer. Single room occupancy facilities are allowed with a use permit in both the OMR and MLR commercial zone districts.

Farmworker Housing

The Town of Mammoth Lakes does not have any farm or agricultural land within its jurisdictional boundaries, or farmworkers living in the town. Furthermore, there is not significant agricultural activity within the vicinity of Mammoth Lakes. Therefore, farmworker housing is not a need for this community.

Emergency Shelters, and Supportive & Transitional Housing

As noted in Chapter 2, Mammoth Lakes does not have a large homeless population, due in large part to the harsh winter climate. The Inyo Mono Advocates for Community Action (IMACA), located in Bishop, provides emergency food and shelter services for Mono and Inyo Counties. IMACA's hotel/ motel voucher program, created in partnership with the Salvation Army, pays for individuals without shelter to stay in a local hotel or motel for a few nights. The Mammoth Lakes Police Department also assists homeless individuals in securing emergency shelter for both domestic violence or

stranded individuals (snowed-in, hotels fully booked). Wild Iris, a community-based non-profit agency, will find shelter or provide a safe haven in Mammoth Lakes for individuals who are leaving an abusive situation.

Described in Section 17.144.020 of the Municipal Code, emergency housing is a temporary, short-term residence where occupancy is limited to six months or less. Transitional housing is limited to no less than six months occupancy and supportive housing units have no limit on length of stay. Pursuant to Section 17.52.290 of the Municipal Code, transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. Emergency shelters are permitted in the OMR Commercial Zoning District. The Town's zoning regulations pertaining to supportive and transitional housing therefore, comply with state law by permitting these uses in all zones where other residential uses are allowed, subject to the same development and management standards that apply to other residential uses of a similar type within these districts. The Town's zoning regulations pertaining to emergency shelters therefore, comply with state law by permitting this use in at least one zoning district by right without discretionary action, subject to the same development and management standards that apply to other similar uses within these districts. Analysis of available land use capacity in the OMR Commercial Zoning District indicates there are seven vacant parcels that could be available for the construction of an emergency shelters that total 3.6 acres. At least one emergency shelter should be adequate to accommodate Mammoth Lakes' relatively small population in need of such services.

As with other projects, Design Review is required for new construction, reconstruction, rehabilitation, alteration, or other projects involving improvements to exterior of a structure, site, or parking area. However, certain projects are exempt from the Design Review requirements which are enumerated in Chapter 17.88 of the Municipal Code, including the exemption for new construction of emergency shelters or renovation of an existing building to create an emergency shelter (Section 17.88.020.A.5) which also complies with state law. Per the Zoning Code temporary emergency shelters shall be permitted in any zoning district for a maximum of 30 days in any 90-day period, provided that the facilities are approved by the Building Department and Mammoth Lakes Fire Protection District prior to use.

Seasonal Worker Housing

Because of the shortage of rental units during the winter months, some seasonal workers have slept in cars or RVs as alternatives to living in cramped living quarters or leaving the area. Anecdotal evidence suggests that some seasonal workers have illegally occupied vacant buildings or camped on Forest Service land around the town (this is likely more common in summer than in winter, due to severe weather conditions). As previously discussed, in order to sufficiently mitigate the increased workforce housing demands created by new development, the Town's Municipal Code includes provisions to require some type of housing mitigation as part of new development in

Section 17.136. In 2017, Mammoth Lakes Housing, Inc. commissioned a Community Housing Action Plan and Mono County conducted a Housing Needs Assessment.⁹ The Housing Needs Assessment included evaluation of current community housing programs, resident and employer surveys, a trends analysis of inventory and demand for housing, and discussions specific to issues and demand for seasonal employee housing in Mammoth Lakes.

Given the resort-nature of the community, leisure and hospitality is the largest contributor to seasonal jobs in both the winter and summer season, which includes many of the seasonal jobs provided by Mammoth Mountain Ski Area. These jobs account for large fluctuations in the demand for housing, with peak demand during the winter ski season. As noted in the Mammoth Lakes Housing Needs Assessment (2017), when competing for accommodations with visitors who are also leasing units during the ski sea, this can make it not only challenging for seasonal employees to find available housing, but second-home renters also help drive up rents.¹⁰

3.2.4 DEVELOPMENT PERMIT PROCEDURES

Development permit procedures are designed to facilitate orderly residential development to ensure public health, safety, and general welfare. The Town can encourage the ongoing construction, maintenance, and improvement of housing by reducing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the target time frames for planning entitlement review and approval of new residential projects.

The Town has a streamlined application process to reduce impediments to the provision of housing. Residential development, as a primary permitted use in the appropriate zones, may be permitted ministerially through staff design review, if required, and plan check. Table 3-38 indicates the permitted and conditional uses for residential development in the various residential and commercial zones.

The timeframe for development review in the Town of Mammoth Lakes depends mostly on the complexity of the project. In particular, projects seeking zone code changes or that propose Specific Plans or Master Plans require legislative approval and therefore have a longer timeframe for review. Furthermore, as the Town is approaching build-out and available sites for development are more limited, the complexity of many projects may also be due to site constraints. As shown in Table 3-39, the planning, engineering, and design review phase, which usually runs concurrently with the CEQA process, often requires the most time during the entitlement and planning phase but, typically takes less than a year. The building review phase, necessary to start construction of the structure(s) and subsequently achieve a certificate of occupancy, requires a maximum

⁹ Mono County Housing Needs Assessment and Residential Survey, 2017.

¹⁰ Mammoth Lakes Housing Needs Assessment, 2017.

of two months. The Development Review Process is outlined in The Town of Mammoth Lakes Development Review Process Flowchart, Chart 3-1. Typically, processing time for an application to build a single-family home is two to four months, depending on whether design review is required; a multiple-family project requiring a Major Design Review permit may take four months up to over a year, including cumulative time to approve the use permit and building permit.

Table 3-39 Development Review Timeframes

Entitlement/ Planning Phase	Concept Application/ Review (optional)	Application Intake/ Completeness Review(s)*	Review Phase**		Planning & Economic Development Commission and/or Town Council Hearings	
			Planning/ Engineering and Design Review	CEQA		
Administrative Permit	NA	30 Days	14-30 Days	0 Weeks***	NA	NA
Design Review (Minor Project)	NA	30 Days	14-45 Days	0 Weeks***	NA	NA
Design Review (Major Project)****	30-90 Days	30-60 Days	1-2 Months	0-9 Months	2 Weeks	NA
Use Permit Application	30-90 Days	30-90 Days	2-4 Months	0-9 Months	3 Weeks	NA
Tract Map/Parcel Map****	30-90 Days	30-90 Days	2-6 Months	0-9 Months	3 Weeks	NA
Legislative Action (General Plan, Zoning Amendment, Master or Specific Plan)	30-120 Days	30-90 Days	4-12 Months*****	4-12 Months*****	3 Weeks	3 Weeks
Building Phase	Intake & 1 st Plan Check	Second Plan Check (if needed)	3 rd Plan Check (if needed)	Building Inspections	Certificate of Occupancy	

Table 3-39 Development Review Timeframes

Entitlement/ Planning Phase	Concept Application/ Review (optional)	Application Intake/ Completeness Review(s)*	Review Phase**		Planning & Economic Development Commission and/or Town Council Hearings
			Planning/ Engineering and Design Review	CEQA	
Typical Projects	30 Days	14 Days	10 Days	Within 24 hours of request	3-7 days

Notes:

All timeframes reflect Town staff work periods only; applicant work periods or delays may lengthen these schedules. All timeframes also reflect calendar days, not working days.

* 30-day completeness review(s) are conducted in compliance with the Permit Streamlining Act.

** CEQA and project review typically run concurrently

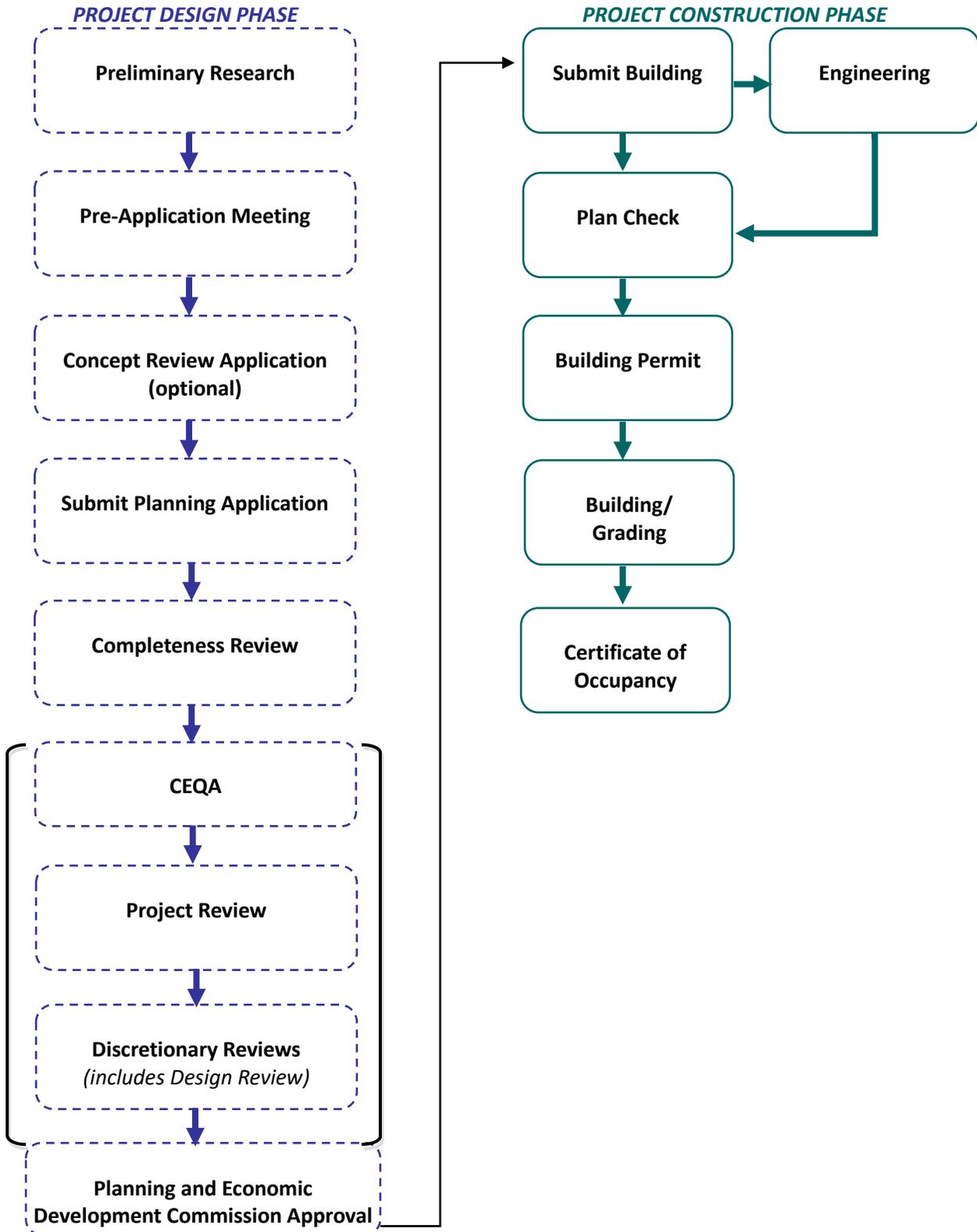
*** Assumes Categorical Exemption

**** May be processed concurrently with a Use Permit or other application type

***** Timeframe depends on complexity of project (e.g. degree of deviation from current development standards, potential environmental effects, degree of off-site improvements required, etc.)

Source: Town of Mammoth Lakes, 2018

Chart 3-1 Development Review Process Flow Chart



3.2.5 DISTRICT PLANNING

In June 2007, the Town Council adopted a policy that established district planning. District planning is a structured process that studies the wider geographic area and conditions relevant to a project application and its site, project alternatives, and how it fits into the General Plan Vision Statement, goals, and policies for the Town. The goal of planning by district is to provide the best and most current information to the community, Town staff, Commissions, and Town Council to assist with decisions and recommendations. This includes setting goals, policies, programs, and review of development applications. Achieving greater public participation through this process was also important to the Town.

Major steps of district planning were the following, with public workshops held with each phase:

- Definition of the district boundaries and scope of work.
- Selection of a consultant to undertake the work to develop the district plan.
- Plan preparation (typically) in four phases:
 - Existing Conditions, Opportunities and Constraints Analysis.
 - Alternatives Development.
 - Alternatives Analysis and Selection.
 - Plan Development and "acceptance."

Prior to 2007, district plans were principally associated with major projects that requested an amendment to their existing zoning. Since the policy adoption, district planning has been completed, with Town Council's acceptance of the Townwide Neighborhood District Planning document in 2012.

The accepted district plan represents a refinement of General Plan policies, and articulation in more detailed form of land use, mobility and urban design goals for individual areas. The district plan helps to clarify community expectations for development as projects move forward, including those related to the production of housing. District plans have been incorporated and codified through the Zoning Code Update and will not create an additional "layer" of review outside of the typical application of zoning and development standards.

3.2.6 DESIGN REVIEW

The Town's Design Guidelines apply to all commercial and multiple-family development and single-family development within certain master plan areas and/or visually sensitive

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areas of town. These Design Guidelines have been written to provide a greater level of detail regarding the design of development that promotes the Town's Vision Statement, General Plan and Municipal Code. Many of the above-mentioned development projects are subject to review by staff, Planning and Economic Development Commission, and/or the Advisory Design Panel (ADP) based on location and the regulations and guidelines set forth by the Town. As was shown in Table 3-39, the design review process is part of the overall planning review process. The overall planning process can take anywhere from 30 days to just over a year, depending on the size and complexity of the project.

On a long-term basis, the Town's raised expectation for project design that has accompanied adoption of the existing Design Review procedures and the Design Guidelines may have resulted in some overall increases in the cost to develop in Mammoth Lakes. For example, an articulated or pitched roof, which is preferred in the Design Guidelines, may be more expensive to design, engineer and construct than a flat roof. However, the Design Guidelines do not prescribe specific materials or design but detail a variety of options that the Town prefers. Historically, therefore, staff, the ADP and Planning and Economic Development Commission has been able to work constructively with applicants through the design review process to reach mutually acceptable design solutions that do not typically result in significant increases in construction costs. Typical findings for a design review approval are that the proposed project would be consistent and harmonious with the design of adjacent development, that the project would not cause excessive or unsightly grading or tree removal, to ensure that the design is visually harmonious with surrounding development and natural land forms, and that the project would maintain and enhance the image, attractiveness, and environmental qualities of the town.

3.2.7 USE PERMITS

In the various zones, certain uses are permitted subject to the granting of a use permit. Because of their unusual characteristics, these uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. In order to achieve this purpose, the Planning and Economic Development Commission (Commission) is empowered to grant or deny applications for use permits and to impose reasonable conditions upon the granting of such permits.

Within 21 days following the closing of the public hearing on a use permit application the Commission shall act on the application. In approving a use permit, the Commission may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location, and operation of the proposed activity, as it finds are reasonable and necessary to ensure that the approval will be in compliance with the findings (see below).

Examples of appropriate conditions include but are not limited to buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking,

performance guarantees, periodic review of the permit with authority to modify or add new conditions based on the results of the review, property maintenance, signs, specified duration for the permit, surfacing, traffic circulation, etc.

The Commission shall make the following findings before granting a use permit:

- That the proposed use is consistent with all applicable sections of the General Plan and Title 17 of the Municipal Code and is consistent with any applicable specific plan or master plan;
- That the proposed use and conditions under which it would be operated or maintained will not be detrimental to the public health and safety, nor materially injurious to properties or improvements in the vicinity; and
- Other findings as the Commission deems necessary to support approval or denial of the proposed use.

Among the uses for which the Town requires a use permit are condominium conversions, single room occupancy units, group living quarters, assisted living facilities, and large residential care facilities in multiple-family residential zones. Because the Town has not received any applications for special needs housing, it is not possible to provide details on typical conditions that may be applied to these types of projects. However, the Town would treat such projects as uses "similar to and no more detrimental than" existing permitted uses in any (residential or commercial) zone; i.e. generally similar to other multiple-family or condominium uses: Typical conditions applied to condominium projects include:

- "Standard" planning and engineering conditions such as requirements for dedication of public access or easements, such as sidewalks and trails, and installation of required infrastructure.
- Conditions related to environmental mitigation (e.g. storm water managements, CEQA-required traffic or infrastructure improvements).
- Life safety and health-related conditions including requirements from the Mammoth Lakes Fire Protection District for provision of fire access.
- Special planning conditions related to occupancy and operation (for example, whether transient use is permitted), and terms of deed-restricted units, if any.
- Special conditions related to site development standards, parking etc.; in most cases, such conditions are only applied where an applicant has requested a reduced standard, which necessitates detailing the conditions that ensure the reduction will not result in negative impacts to neighboring uses.

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A discussion of requirements for licensed residential care facilities is provided later in this chapter under the discussion of "Housing for Persons with Disabilities." To comply with State Law, the Zoning Code allows residential care facilities (with six or fewer residents) by right in both residential and commercial zones.

3.2.8 ZONING ADJUSTMENTS AND VARIANCES

Applicants may make requests for minor modifications or adjustments to certain requirements of the Town's Zoning Code when such requests constitute a reasonable use of property which is in the best interest of the Town but not permissible under a strict literal interpretation of the zoning regulations. These adjustments are permitted under Chapter 17.76 of the Municipal Code, and include a decrease of the required lot area, width or depth; a decrease of the required front, side, or rear yard setback; a decrease in the required distance between structures on the same parcel; an increase in allowable projections into a setback; an increase in the permitted height of a structure, fence or wall; an increase of the permitted height or area of signs; a decrease in the number of required parking spaces; and, an increase in the maximum allowable lot coverage. Chapter 17.76 specifies specific degrees for each of the above permitted increases or decreases, with the exception of signs which is covered under Section 17.48.110 and parking which is covered under Chapter 17.44. Adjustments are approved administratively and do not require consideration by the Planning and Economic Development Commission.

Variations from the terms of the Town's zoning requirements shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code deprives such property of the privileges enjoyed by other property in the vicinity or under identical zoning district; the approval does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity or within the same zone; granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made and would not be detrimental to public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located; the variance is consistent with the General Plan and any applicable specific plan and is in compliance with CEQA; and, is the minimum departure from the requirements of this Zoning Code necessary to grant relief, consistent with Chapter 17.72 (Variations).

In compliance with Chapter 17.124 of the Municipal Code (Public Hearings), the Planning and Economic Development Commission conducts a public hearing on an application for a variance. All requests for variations must meet specific findings prescribed in California Government Code Section 65906 and must be approved by the Planning and Economic Development Commission.

3.2.9 FEES AND EXACTIONS

The Town collects fees and exactions from developments to cover the costs of processing permits ("planning fees") and providing the necessary services and infrastructure related to new development ("development impact fees").

Planning fees are calculated based on the average cost of processing a particular type of application. Table 3-40 summarizes planning, development, and other fees charged for residential development. Town policies do allow the waiving of processing fees upon application in special circumstances; the Town Council has typically waived planning fees for workforce and affordable housing projects. Impact fees are collected and, where necessary, to provide an adequate level of infrastructure, development projects may be required to construct or pay for the infrastructure.

The Town also levies fees on new development that are intended to mitigate the impacts of that development on community services and facilities. Historically, the number and amount of the Town-imposed housing fees have been large, adding substantially to the cost to develop in Mammoth Lakes. In 2015, the Town commissioned an independent assessment of the housing fees, which concluded that fees should be reduced substantially for all categories of development on a permanent basis. The assessment recommended that the maximum fee be discounted to reflect that the fee covers 30% of the gap for households at or below 60% AMI, while the other 70% is covered by the Town, Mammoth Lakes Housing, Inc., and other programs or service providers. The Town updated Zoning Code Section 17.136 based on the findings in the Housing Ordinance Update in July 2015 to reflect the findings of the assessment and encourage the development and availability of housing that is affordable to a broad range of households.

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Table 3-40 Planning and Development Fees

Development Fees		Fee Charged
Building Permits	Fee varies according to valuation	
Design Review (Administrative – Major) ¹	Cost Accounted, \$2,500 Deposit	
Use Permit	Cost Accounted, \$2,500 Deposit	
Tentative Parcel Map	Cost Accounted, \$6,000 Deposit	
Tentative Tract Map	Cost Accounted, \$6,000 Deposit	
General Plan Amendment	Cost Accounted, \$10,000 Deposit	
Zone Code Amendment/District Zoning Amendment	Cost Accounted, \$6,000 Deposit	
Environmental Review Fees ²	Per Consultant's Cost or Cost Accounted, \$10,000 Deposit	
Sewer and Water Connection (MCWD Fees)	Depends on meter size and number of fixtures, ranging from \$6,708 to \$664,722	
Development Impact Fees ³	Single Family	Multiple-Family
Police	\$148/unit	\$154/unit
Vehicle Circulation	\$262/unit	\$182/unit
Multi-Modal Circulation	\$1,371/unit	\$957/unit
Storm Drainage ⁴	\$834 /unit	\$578/unit
General Facilities and Equipment ⁴	\$698/ unit	\$730/ unit
Parkland & Recreation Fee	\$704/unit	\$736/unit
Airport	Exempt	Exempt
Library	\$2,001/unit	\$1,721/unit
Child Care	\$374/unit	\$374 /unit
Fire: Transient	\$2,014/unit	\$2,014/unit
Fire: Non-Transient	\$1,526/unit	\$961/unit
Public Art ⁵	Exempt	0.005 x Valuation
Housing Impact Mitigation Fee ⁶	\$5,700/unit	\$5,700/unit

¹ Administrative design review completed at staff level; Major Design Review requires Planning and Economic Development Commission approval

² Fee dependent on type of environmental review required (Exemption, Neg. Dec. or EIR).

³ Based on 2017-2018 Fee Schedule; Single family fees based on a 3,000 sq. ft. unit.

⁴ May be partially deferred through Mello Roos District.

⁵ The Town's Public Art Fee is reduced to \$0.000 through July 31, 2019 for all projects.

⁶ Applicable exemptions are as follows: RMF-1 Zone Multi-Family projects of 4 or fewer units where average habitable square footage does not exceed 1,300 square feet per unit, legal accessory dwelling units, and apartments. The exemption also applies to mobile homes located in the Mobile Home Park zoning district.

Source: Town of Mammoth Lakes, 2013-2014 Fee Schedule

Fees are based on an analysis of the cost of future improvements and facilities needed to accommodate growth and development, and an assessment of the fair share of that cost that should be borne by new development. Housing fees shall not exceed the cost of mitigating the impact of market-rate residential and non-residential projects on the need for workforce housing in the town, based on the approved nexus study. The Municipal Code provides that housing fees and other fees are to be regularly reviewed and updated to ensure that they are accurate and fair.

Table 3-41 provides a hypothetical comparison between fees charged per unit to develop an eight unit single-family development versus an eight unit multiple-family (condominium) development.¹¹ The fees charged for multiple-family residential development are less than those charged for single-family for building permits and plan check, water and sewer connections, and school fees. However, they are higher for fees associated with a tentative tract map and design review, as well as a housing impact mitigation fee of \$5,700 per unit.

The above considerations result in a fee cost per unit that is greater for the 8-unit multiple-family development than an 8-home single-family development. However, a significant portion of this is associated with the housing fees that would apply to the multiple-family condominium development. If the 8-unit multiple-family project were rental units, rather than condominiums, neither the housing impact mitigation fee, nor the costs to process a tentative tract map would be incurred, which would reduce the total fee amount from a little over \$29,392 per unit to about \$22,942 per unit.

¹¹ This comparison is hypothetical only to provide a "per unit" comparison between single family and multiple-family development. In practice, few opportunities exist in Mammoth Lakes to develop eight single-family lots as a single project.

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Table 3-41 Estimate of Planning and Development Fees and Costs (Based on 2017-2018 Development and Housing Fee Policies)

	Single-Family Unit (Non-Transient)¹	Multiple-Family Unit (Non-Transient Condominiums) Per Unit Equivalent Cost²	Notes/Assumptions
Tentative Tract Map	Not required	\$750	TTM required for 8-unit condo project; \$6000 (deposit only)
Building Permits/Plan Check	\$8,218	\$4,717	Per valuation (Table 3-34) and fee schedule
Design Review	\$0	\$313	Design review fee for 8-unit condo project \$2,500 (deposit only)
Development Impact Fees	\$7,918	\$6,429	Includes DIF for library, fire, and child care fees as well.
MCWD Water Connection	\$8,684	\$6,559	One SF ERU = .75 multi-family ERU (Per MCWD, 1 ERU = 39 fixture units; 1 Kitchen and Approx. 3 Bathrooms). Assumed ¾" meter and includes application fee and meter cost.
MCWD Sanitary Sewer Connection	\$3,135	\$2,364	One SF ERU = .75 multi-family ERU (Per MCWD, 1 ERU = 39 fixture units; 1 Kitchen and Approx. 3 Bathrooms). Assumed ¾" meter and includes application fee.
Housing Impact Mitigation Fee	\$5,700	\$5,700	Exemptions: RMF-1 projects of 4 or fewer units when unit does not exceed 1,300 habitable sq. ft., accessory dwelling units, apartments, and units in the MHP zone.
School Fees	\$5,260	\$2,873	Based on fee of \$2.63 per habitable square foot
Total Per Units Project Fees	\$39,290	\$29,705	
Total Project Fees (8 Units)	\$314,320	\$237,640	

¹ 2,000 habitable square feet, and average construction costs per unit of \$240/sq. ft. = \$480,000

² Assumes multiple-family unit constitutes approximately 0.75 ERU (Equivalent Residential Unit)

Source: Town of Mammoth Lakes, 2018.

It should also be noted that without the temporary reduction in development fees for 1-4 residential development, the project fee for a single family unit would be approximately \$39,000. As noted elsewhere in this chapter, recent revisions to the Development Impact Fee and Housing Mitigation Fee programs have resulted in significant reductions in fees over previous levels, particularly for smaller residential projects.

3.2.10 BUILDING CODES AND THEIR ENFORCEMENT

The Town has adopted and enforces the 2016 Uniform Building Code. This ensures that all housing units are built to specific standards. The building code is developed by the International Conference of Building Officials and the State. The Town updates its Code according to Conference updates with some minor amendments to reflect local conditions, including seismic activity, wind, and snow loads. Some of these local amendments may result in additional construction costs, since they require additional engineering and structural elements to ensure that buildings will withstand heavy snow loads and other stresses.

The Building Division of the Community and Economic Development Department enforces building codes at the time of construction. Compliance actions after construction are addressed by the appropriate Town staff typically on a complaint basis. The identification and response to code violations is a cooperative effort within the community. Residents and visitors play an important role helping to identify a wide range of possible code violations such as illegal dumping or spillage of garbage and debris.

3.2.11 HOUSING FOR PERSONS WITH DISABILITIES

Review for Reasonable Accommodation Procedure

It is the policy of the Town of Mammoth Lakes to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning and building regulations.

Any disabled person who requires reasonable accommodation in the application of a zoning or building regulation that may be acting as a barrier to fair housing opportunities may do so on a form provided by the Community and Economic Development Department. The applicant is required to provide the information identifying the individual's disability under the Fair Housing Act and why the accommodation is necessary to make the specific housing available to the individual. No fee is required for a reasonable accommodation request. After the application is deemed complete, the Director shall approve, conditionally approve, or deny the reasonable accommodation request based on the findings in Section 17.80.040 of the Municipal Code.

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The Town of Mammoth Lakes makes information about requesting reasonable accommodation with respect to zoning, permit processing, or building laws readily available at the Town Community and Economic Development Department Office and accommodation is discussed as an option during pre-application consultations in appropriate situations. In an effort to remove constraints on providing housing for persons with disabilities, the Town has adopted reasonable accommodation regulations to allow zoning and building flexibility as needed on a case-by-case basis to facilitate retrofitting to meet accessibility requirements. As the Town of Mammoth Lakes does not have any special permitting requirements for residential care facilities of six or fewer residents, the approval process is similar to that of a primary permitted use. Please see the discussion of "Licensed Residential Care and Assisted Living Facilities" below for additional information on this topic.

Review Zoning and Land Use Policies and Practices

The Town periodically reviews its zoning laws, policies, and practices to ensure compliance with fair housing law. The Zoning Code states that handicapped parking spaces shall be provided on site in compliance with California Building Code Standards. Parking spaces required for the disabled count toward compliance with the number of parking spaces required in Chapter 17.44 (Parking and Loading Standards). The Town does not have special residential parking standards for persons with all disabilities, but the Town Code does allow for the reduction of parking requirements for special needs housing if a project proponent demonstrates the need for a reduction in parking, per the Town's reasonable accommodation provisions.

Neither the Land Use Element of the General Plan nor the Municipal Code impose special requirements for the siting of special needs housing, and thus minimum distances between two or more special housing needs developments are not required. However, setbacks and separations are applied according to zone and would apply to special needs housing development in accordance with the zone in which it is developed.

The Town Municipal Code does not currently have occupancy standards that apply specifically to unrelated adults and not to families.

Licensed Residential Care and Assisted Living Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol

or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise require for homes in the same district. The Town has never received an application for this type of project. To comply with California law, the Town's Zoning Code permits licensed residential care facilities serving six or fewer residents by right in zones that permit single-family and multi-family residences. Residential facilities with six or more residents are allowed with a use permit in the multiple-family residential zones and with an administrative permit in the OMR and MLR commercial zone districts.

Assisted living facilities are a housing arrangement chosen voluntarily by the residents, or the resident's guardians, conservators, or other responsible persons where 75 percent of the residents are at least 62 years of age, or if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. Assisted living facilities may include kitchenettes within individual rooms. Assisted living facilities are permitted in both the OMR and MLR commercial zone districts. Convalescent homes, provide a higher level of care with 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, are allowed with a use permit in the OMR commercial zone district.

Evaluation of the Permit and Processing Procedures

The Town of Mammoth Lakes does not have substantive barriers within its planning, zoning, and building permit processing procedures that effect the development of facilities for persons with disabilities.

The Town processes requests to retrofit homes for accessibility through a standard building permit. Reasonable accommodation is granted for requests that may require an accommodation of the zoning or building code for the retrofit project.

The Town does not have any special conditions or use restrictions for residential care facilities with six or fewer residents. This allows for the conversion of an existing residence to a residential care facility without any special permits or approvals, other than a building permit which could be required for retrofit construction. If a residential care facility is in a zone where it is a permitted use that does not require Commission approval, public input is not sought. Residential care facilities that provide on-site services are treated the same as any other residential development so there are no special zoning or building permits required. Permits that may be required by the State or the Department of Health and Human Services are the responsibility of the residential care facility owner/operator, and not an issue of planning and zoning.

Review of Building Codes

The Town of Mammoth Lakes adopted the Uniform Building Code most recently in 2016 and continues to update its Code according to the International Conference of Building Officials and the State updates. Although the Town of Mammoth Lakes has amended its Municipal Code to reflect local conditions, including seismic activity, snow loads, wind design, and cold weather construction, it has not made any amendments to the California Building Code (CBC) and the International Building Code (IBC) that would diminish the ability to accommodate persons with disabilities.

The Town's Reasonable Accommodations ordinance does provide for accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits. The process for requesting reasonable accommodation in the enforcement of building codes and issuance of permits is the same as it is for zoning, as mentioned above. In making a determination regarding the reasonableness of a requested accommodation, the following factors are considered:

- Special need created by the disability;
- Potential benefit that can be accomplished by the requested modification;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures;
- Alternative accommodations that may provide an equivalent level of benefit;
- In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;
- Whether the requested accommodation would impose an undue financial or administrative burden on the town; and
- Whether the requested accommodation would require a fundamental alteration in the nature of a program.

3.2.12 ON/OFF-SITE IMPROVEMENTS

Public improvements for new residential developments are integral to the planning and development process. Developers are required to provide public improvements to ensure the health, welfare and safety of the community and future residents of new developments. Minimum improvement standards are applied to ensure that new public improvements are adequate to serve new development. While the cost of providing public improvements, as well as specific construction standards and details regarding

how they are built, may influence the cost of housing, they are a necessary component of providing quality and sustainable residential development.

Currently, the Pedestrian Master Plan and the Storm Drain Master Plan mandate on/off site improvements within the Town of Mammoth Lakes.

Street standards outlined in Section 17.16.260 of the subdivision regulations requires that the width of the right-of-way for an arterial or collector street or highway shall be a minimum of 80 feet, and the width of the local street shall be a minimum of 60 feet, with a minimum of 30 feet of pavement as determined by the Public Works Director. The Public Works Director may approve modifications including: a minimum dedicated right-of-way width of 40 feet, a minimum of 24 feet of paving, a minimum of 20 feet of snow storage easement, with 10 feet on each side of the street, within RR, RSF, and R zones.

Curb and gutter requirements are outlined in the Town of Mammoth Lakes Pedestrian Master Plan, Storm Drain Master Plan, and the Street Standards detailed above.

Sidewalk requirements are detailed in the Pedestrian Master Plan, Trail System Master Plan, and other environmental and development mitigation documents.

Storm drainage requirements are outlined in the Storm Drain Master Plan, and when determined necessary due to the intensity and/or type of proposed development.

Dry utilities (electrical service) are available throughout the Town of Mammoth for any future development or redevelopment.

Sewer and water infrastructure development requirements are determined on a site-by-site basis as determined necessary to serve the needs of the project or as otherwise required by the Mammoth Community Water District.

Review of any project and improvements required will also be based upon applicable master or specific plans, environmental documentation, Caltrans and other agency review, district planning, and other adopted policies.

The Town is fully served with water and sewer infrastructure. The Mammoth Community Water District (MCWD) adopted an Urban Water Management Plan (UWMP) in 2015. According to the UWMP, under current conditions (2015), MCWD has adequate water supply to meet community needs under the full range of water year types, including both the severe one year and sustained multi-year droughts. This is primarily due to the availability of local groundwater resources, which provided 91% of total delivered water during the severe 2015 drought. In addition, during the 2015 six-month irrigation season when water demand is highest, demand decreased by 34% compared to 2013 usage. 40% of supply under average conditions, nearly 90% of the supply in a severe one year drought, and 60% of the supply over a three year sustained drought. In 2013, the MCWD

HOUSING ELEMENT

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settled a dispute with Los Angeles Department of Water and Power that limits the amount of water MCWD can use to 4,387 acre-feet annually. This amount is consistent with expected build-out in the UWMP and the Town's General Plan. The 4,387 acre-feet includes delivered potable water, process water, recycled water, and other non-revenue water uses. This limit is considered adequate to meet the Town's projected buildout demand, water treatment plant processing water needs, and distribution losses. Furthermore, MCWD grants priority to proposed development that includes housing affordable to lower-income households consistent with Senate Bill 1087.

The Stormwater Resource Plan, completed in 2017, recognizes that stormwater and urban runoff management are key issues in the Town of Mammoth Lakes due to high levels of precipitation, primarily as snowfall. According to the SWRP, two groundwater basins occur in the region, and the Mammoth groundwater basin underlies much of the town, extending east to the border of the Hot Creek watershed. All of the MCWD water supply is in the Mammoth Basin.

MCWD also identified some deficiencies in sewer capacity during its 2005 connection fee study and several improvements/upgrades needed to the system including a new sewer trunk line along Meridian Boulevard from Old Mammoth Road to the treatment plant; increase in sewer line capacity along Center Street for Manzanita Road to Main Street; and a new relief sewer through The Parcel site. Collection of connection fees from future development would fund these improvements and ensure that they would not prove to be a constraint to future development.

There is adequate capacity in existing wastewater treatment and solid waste disposal facilities to accommodate future housing development to meet the Town's RHNA. To comply with SB 1087, Mammoth Lakes will immediately forward this adopted Housing Element to water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

4 HOUSING RESOURCES

4.1 REGIONAL GROWTH NEEDS 2019-2027

In accordance with Government Code Section 65584.06, the Department of Housing and Community Development prepared a Regional Housing Need Allocation (RHNA) Plan to determine the projected housing needs for Mono County and the Town of Mammoth Lakes (Town). As seen in Table 4-42, the Town's share of the entire County RHNA is 64.4 percent; this allocation is based on demographic projections developed by the California Department of Housing and Community Development (HCD).

Table 4-42 Regional Housing Need Allocation (RHNA) Plan (January 2019 - August 2027)

Jurisdiction	Extremely Low	Very Low	Low	Moderate	Above-Moderate	Total
Mammoth Lakes	13	13	30	34	65	155
<i>Percentage of Total</i>	8.4%	8.4%	19.4%	21.9%	41.9%	64.4%
Unincorporated Mono County	6	7	15	21	36	85
<i>Percentage of Total</i>	7.1%	8.2%	17.6%	24.7%	42.4%	35.6%
Total	19	20	45	55	101	240

Source: HCD Final Regional Housing Need Determination (December 31, 2018 – August 15, 2027).

The Plan allocates the projected Countywide housing need between the unincorporated County and the Town across the various income categories, based on demographic data and a “fair share” policy adjustment. The timeframe where the RHNA can be counted for the 6th cycle is January 1, 2019 through August 15, 2027. The RHNA plan covers the eight-year housing element planning period of August 15, 2019 through August 15, 2027.

4.2 AVAILABLE LAND TO ACCOMMODATE HOUSING

As part of the Housing Element Update process, Town staff inventoried all lands within Mammoth Lake's Urban Growth Boundary (UGB) suitable for future residential development. As discussed in Section 4.3, expansion of the UGB is not anticipated to be necessary to accommodate the RHNA. State law requires that the community provide an adequate number of sites to allow for and facilitate production of the Town's regional share of housing. To determine whether the Town has adequate sites to

accommodate its share of regional housing needs for all income groups, the Town must first identify "adequate sites." Under State law, (California Government Code section 65583(c)(1)), adequate sites are those with appropriate development standards and with services and infrastructure needed to facilitate and encourage the development of a variety of housing for all income levels.

The State suggests a two-part analysis to determine if a locality's sites are adequate:

- a) Analysis of the realistic development capacity of suitable land, that is or will be served by infrastructure, to produce Mammoth Lake's total new construction need for each income group over the next eight years.
- b) Analysis of relevant zoning standards for a variety of housing types, including single-family, multifamily, and mobile homes, and at appropriate densities to meet the Town's regional housing need by income category, including very low and low-income households.

The residential sites identified and discussed in this chapter meet the criteria above, and are within the definition of adequate sites as provided by State law. As discussed in greater detail below, all of the sites have, or will have access to public infrastructure over the next eight years.

4.3 LAND INVENTORY

The Town of Mammoth Lakes encompasses approximately 24 square miles, with the majority of that area comprising public lands administered by Inyo National Forest. Only about 4 square miles, defined by the Town's Urban Growth Boundary (UGB), is under private ownership, and therefore developable.

Two major components make up the Town's inventory of suitable sites.

- 1) Resort designated and Master Planned areas that include provisions requiring the production of affordable housing, approved housing projects, sites entitled for or otherwise committed to residential development, including affordable housing, and larger (>0.5-acre) vacant and underutilized sites in the Residential Multi-Family zone. Many of these are sites that will be required to provide housing as a result of the Town's housing mitigation requirements or are subject to the Affordable Housing Overlay zoning.
- 2) Other vacant land that is currently zoned for residential uses.

4.3.1 RESORT DEVELOPMENT, MASTER PLANNED AREAS AND OTHER APPROVED PROJECTS

A number of sites within the Town of Mammoth Lakes have approved development plans that would include a range of housing types, including affordable housing. These

include projects that are within approved Master Plans and Specific Plan areas, which are subject to an approved use permit, and/or which are otherwise committed to providing additional affordable housing units. The locations of these projects are shown in Figure 4-1, and the projects are summarized in Tables 4-43 and 4-44. Table 4-43 summarizes the reasonable estimate of each site's ability to accommodate a share of the regional housing need during the Housing Element Planning Period; Table 4-44 includes additional detail of the anticipated affordability levels of those units, based on actual approvals or on the Town's housing mitigation requirements. It should be noted that several of the projects include a combination of lodging and residential units; in those cases, only the residential units are summarized in Table 4-44.

Each of the sites is described below. The discussion for each site includes an analysis of the realistic and viable development opportunities offered by each site, based on zoning and infrastructure conditions, as well as the status and timing of needed development approvals. Please also refer to Chapter 3, which provides a detailed discussion of applicable zoning and development standards, and their ability to facilitate or constrain the production of housing. As noted in that chapter, the Town's zoning densities and development requirements were found to be appropriate and not to unduly constrain residential development for any given sector of the population, including low- and very-low income residents.

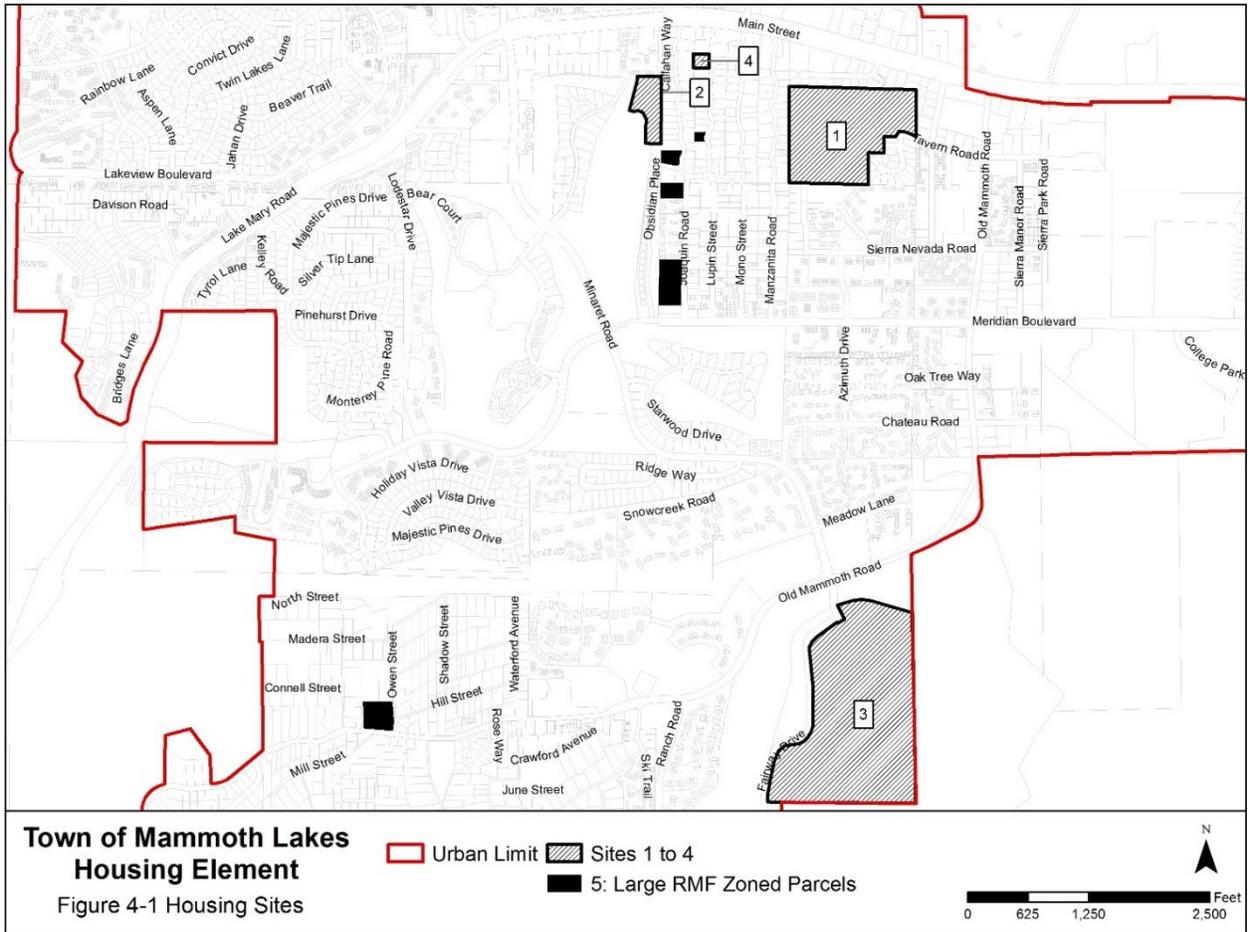


Table 4-43 Housing Sites Subject to Approved Permits, Plans, or Affordable Housing Overlay Zoning

Site or Project Name	Site Size (Acres)	APN	Zoning	General Plan	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units
1. The Parcel Master Plan	25.00	35-010-20	RMF-1 (AH)	HDR-1	12 Units	172 Units	150 Units
2. Lodestar Housing Site	3.6	33-33-062	R	R	8 Units	30 Units	28 Units
3. Snowcreek Master Plan**	143	40-07-011	R	R	8 Units	790 Units <u>and</u> 200 Hotel Rooms	47 Units
4. Tihana Townhomes 48 Lupin Street	0.53	33-122-08	RMF-1	HDR-1	12 Units	9 Units***	9 Units
5. Large Vacant/Underutilized RMF Sites	6.39	22-242-14, 33-143-014, 22-242-026, 33-141-003, 33-170-001, 33-170-003	RMF-1, RMF-2	HDR-1	12 Units	73 Units	57 Units
Total							291 Units

Notes: RMF = Residential Multi-Family; MLR = Mixed Lodging/ Residential; R = Resort; AH = Affordable Housing

* The Town specifies permitted density for hotels and lodging uses in terms of rooms per acre.

**The only structure on this site is the sales trailer. It is otherwise vacant.

*** Nine units permitted by use permit, based on Zoning Code Update allowing one-bedroom units up to 850 sf to equal one half unit of density.

Source: Town of Mammoth Lakes Community and Economic Development Department, 2018.

Table 4-44 Summary of Projected Housing Units 2019-2027, By Category^a

Site or Project Name	Zoning	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
1. The Parcel Master Plan	AH	3	47	50	50	0	150
2. Lodestar Housing Site	R	0	8	10	10	0	28
3. Snowcreek Master Plan	R	0	0	0	0	47	47
4. Tihana Townhomes 48 Lupin Street	RMF-1	0	0	0	0	9	9
5. Large RMF-Zoned Sites	RMF-1, RMF-2	0	0	0	11	46	57
Total		3	55	60	71	102	291

Notes: RMF = Residential Multi-Family; MLR = Mixed Lodging/ Residential; R = Resort; AH = Affordable Housing
^a Proposed hotel rooms are not included in residential unit totals shown in this table.
 Source: Town of Mammoth Lakes, 2018.

1. THE PARCEL MASTER PLAN

The Parcel Master Plan was approved in 1991, and allows for up to 172 units of housing on the approximately 25-acre site, with those units to include at least 120 units of very-low and low-income, and 52 units of moderate income housing. Without amendment of both the Municipal Code and the Master Plan, any development on this site would have to include this prescribed number of affordable housing units. The site is also zoned RMF-1, with an Affordable Housing (AH) overlay that requires the site to be developed with very-low, low- or moderate income housing. The site was obtained from the US Forest Service as part of a land exchange. The land exchange, and preparation of the 1991 Master Plan were treated as mitigation for the affordable housing demand created by the Gateway Specific Plan and subsequent Trails Subdivision. For a complete history on the property visit the Town's website at <https://www.townofmammothlakes.ca.gov/882/The-Parcel>.

Since the creation of the Master Plan, the community has reaffirmed its support to see this site developed as anticipated in the plan, including the defeat of a 1996 voter initiative to modify the existing Master Plan. The site is presently undeveloped, however, as an infill site, surrounded by existing development, extension of infrastructure on to the site would not be a significant constraint to its development, and extension of water, sewer and storm-drain infrastructure is contemplated in Town and Mammoth Community Water District infrastructure plans. The site is zoned RMF-1 which allows for multi-family residential development at up to 12 units per acre. The Town purchased The

Parcel Site in 2018, further facilitating the process to develop affordable and workforce housing on the site. The Town is currently continuing the public process for visioning, design and master planning of the site and it is a top priority for the community (See Policy H.1.F and Action H.1.F.1 in Chapter 5).

2. LODESTAR HOUSING SITE

The Lodestar Housing site is located within the Lodestar Master Plan area, also zoned Resort. This site is north of the Obsidian project and south of the San Joaquin Villas housing project, and located in Area 2 of the Lodestar Master Plan. The Resort Zone permits residential uses, including workforce housing, consistent with the adopted Master Plan. The Lodestar Master Plan allows a variety of residential uses, including affordable housing, throughout the Master Plan area. The South Districts Neighborhood District Plan, which was accepted by Town Council in 2011, describes the vision for the Lodestar Master Plan area (Sierra Star). It recommends workforce housing on the Lodestar Housing site. San Joaquin Villas located within the Master Plan Area, immediately to the north of the site was successfully developed with 40 units of affordable and workforce housing in 2007/8, at a density of approximately 18 units per acre. Therefore, the development of this site with affordable housing is consistent with both the zoning and Master Plan designations for this site.

Some development constraints, including the presence of a golf flyway easement, do limit the maximum developable area of the site, as do Town development standards for lot coverage, height, setbacks and snow storage requirements. Thirty units of housing are projected for this 3.6-acre site (an effective density of 8.3 units per acre) and represent a realistic and conservative estimate of the total potential units that the site could yield. It takes into account the above constraints, although more may ultimately be possible. The site is proximate to other development and to water, sewer and other infrastructure, and extending utilities on to this site would not be a constraint to development. Based on similar recent projects, 8 of the 28 units are projected to be for extremely low and very low-income households, 10 for low-income households and 10 for moderate-income households.

Depending on whether the proposed units were rental apartments or for-sale units, the Town may require a Use Permit to be approved, or simply a Design Review permit. A Use Permit would typically take four to eight months to complete; a design review takes approximately 3 to 5 months to complete. Following the design review or use permit process, grading and building permit submittals would be required, which may take 2 to 3 months for approval, assuming that more than one round of plan check comments would be needed.

Affordability of the units would be assured through deed restriction; which would be developed prior to issuance of a Certificate of Occupancy for the units. It is anticipated that, similar to past projects, a minimum 55-year deed restriction would be applied.

3. SNOWCREEK MASTER PLAN

The Snowcreek Master Plan update was approved in July 2009. The Master Plan site is also zoned Resort, which permits a range of lodging and residential uses. The update includes a total of 790 residential units, of which a proportion is specified to be dedicated to workforce housing to meet the Town's workforce housing mitigation requirements. A Use Permit, Administrative Permit, and/or Design Review Permit would be required for each phase of the project's development, with an estimated processing time of three to eight months, based on the complexity of this project. The Snowcreek Development Agreement was approved by the Town Council in June, 2010. The Development Agreement included 47 on-site housing units that will be dispersed throughout the project, and it is anticipated that half of these units will be sold at 175 percent of the AMI and the other half of the units will be sold at 200 percent of the AMI.

Although the site is currently undeveloped, the project EIR and Master Plan identified no constraints to development of the site in terms of extending infrastructure or services. The Master Plan includes preliminary infrastructure plans that demonstrate the feasibility of providing utility services. The Mammoth Community Water District has indicated its ability to serve the entire project with water, including the 47 housing units.

The income levels the 47 units are affordable to would be assured through deed restriction; which would be developed prior to issuance of a Certificate of Occupancy for the units. It is anticipated that, similar to past projects, a minimum 55-year deed restriction would be applied.

4. TIHANA TOWNHOMES

The Tihana Townhomes project had a Use Permit and Tract Map approved in January 2008, with an extension granted until January 23, 2023. No additional time extensions may be granted beyond that date. The project is approved to construct nine townhome condominium units on a 0.53-acre site on Old Mammoth Road. The site is zoned Residential Multi Family 1 (RMF-1), which permits a maximum density of 12 units per acre and is intended for non-transient residential development. The nine units were approved based on a previous Zoning Code provision that allowed small residential units under 850 square feet to be counted as one half unit of density. In the use permit approval, adequate infrastructure was found to be available and that the site was able to accommodate the proposed number of units. All of the units would be for-sale at market rate (i.e., in the above-moderate category), with no deed restriction. A grading and construction permit would be needed prior to construction, which may take two to three months to complete. Since the Use Permit and Map continues to be valid, it is reasonable to assume that the project would be built in the Housing Element period.

5. OTHER LARGE RESIDENTIAL-ZONED PROPERTIES

In addition to the four sites listed above, staff performed an analysis of other suitable sites within the Residential Multiple Family (RMF-1 and RMF-2) zoning districts. The RMF-1 allows for higher density residential development at up to 12 dwelling units per acre, but does not permit transient or nightly rental, thus making it more likely that units developed within this zone will be available to meet the housing needs of local residents, rather than nightly visitors or second homeowners. The RMF-2 also allows for a maximum density of 12 dwelling units per acre and also permits transient occupancy. The analysis considered properties that were either vacant or included only a single-family residence. Based on other recent development of similar sized sites including the Manzantia Creek project site, it is reasonable to assume that such sites will redevelop more intensively in the future. There are six parcels included under this category and they are shown in Tables 4-43 and 4-44.

In the past several decades, three MMSA employee housing developments and MLH's Jeffreys apartment complex have been built on land zoned RMF, showing that this zone is capable of accommodating housing affordable to lower-income households. Nonetheless, in order to reflect a realistic development capacity, the analysis incorporates a more conservative assumption that the sites will develop at 75 percent of their maximum density (i.e., at an average of nine units per acre), which allows that some site constraints may limit the ability of all properties to develop at their maximum density.

All of the sites are infill sites within an established residential neighborhood, are served by infrastructure that would allow for their development or intensification. As shown in the tables above, based on these conservative assumptions, large vacant sites have the potential to yield an additional 57 housing units during the Housing Element period.

While many of these projects would be for-sale condominiums, a certain proportion is likely to be developed as rental housing. As discussed in Chapter 2, some rental units are affordable to moderate-income and most to households with incomes higher than moderate-income. Therefore, Table 4-44 assigns 11 of the projected 57 units to the moderate-income category and 46 to the above-moderate income category.

4.3.2 OTHER VACANT LAND ZONED FOR HOUSING

The Town defines four exclusively residential zones within its limits, and three other zones that allow for mixed resort, commercial and/or housing uses. Applicable development standards for these zones are outlined in Chapter 3.

The Residential Single-Family (RSF) and Rural Residential (RR) Zones are intended for single-family residential development on large lots with a density range of 1-2 and 1-4

units per acre, respectively. Two higher density residential zones, Residential Multiple Family 1 (RMF-1) and Residential Multiple-Family 2 (RMF-2) allow for densities of up to twelve units per acre. The potential yield of units from large sites within the RMF-1 zone is described in more detail in the sites inventory above. The Town also has two sites zoned Mobile Home Park (MHP), which include existing mobile home developments. In addition, all three of the Town's Commercial Zones (Downtown District, Old Mammoth Road District, and the Mixed Lodging/Residential District) permit multi-family residential uses, at up to 12 units per acre. Conservatively, the analysis in this section does not assume that any residential uses will be developed in the Commercial Zones, although in practice they may, particularly in the form of mixed-use projects. As noted above, several areas within the Town are zoned Resort (R) and two are zoned Specific Plan (SP). Although oriented towards recreation oriented and visitor-serving uses such as ski base lodge and golf-course facilities, lodging, and commercial development, residential uses including condominiums and single-family residential developments are also permitted. Because the Town's Housing Ordinance allows for projects to provide on-site housing mitigation, several of the adopted Master Plans include requirements for on-site affordable housing units.

Figure 4-2 shows vacant parcels in the town's Urban Growth Boundary that are zoned for residential development; these include a number of parcels within designated Master Plan and Specific Plan Areas, some which have approved entitlements associated with them; this is also the case for several of the vacant properties shown in other zones.

The inventory of vacant land is summarized in Table 4-45, and includes an estimate of the total number of residential units that might result from development of those sites. A full list of sites is provided in Appendix A. Adjustments have been made to provide as realistic an assessment of development capacity as possible.

In particular, it is assumed that not all of the vacant sites will develop, nor that those sites will develop at their maximum density (see footnotes in Table 4-45 for specific assumptions applied). These assumptions derive from the buildout model in the Town's General Plan that was most recently updated in September 2017. The inventory also excludes residentially zoned land that is not available for development, such as Town-owned property that has been identified as open space areas, condominium common areas, and properties subject to conservation easements.

As shown in Table 4-45, based on these conservative assumptions, there is the potential for up to 1,050 additional residential units. Conservatively, the table shows all these units as falling into the above-moderate category.

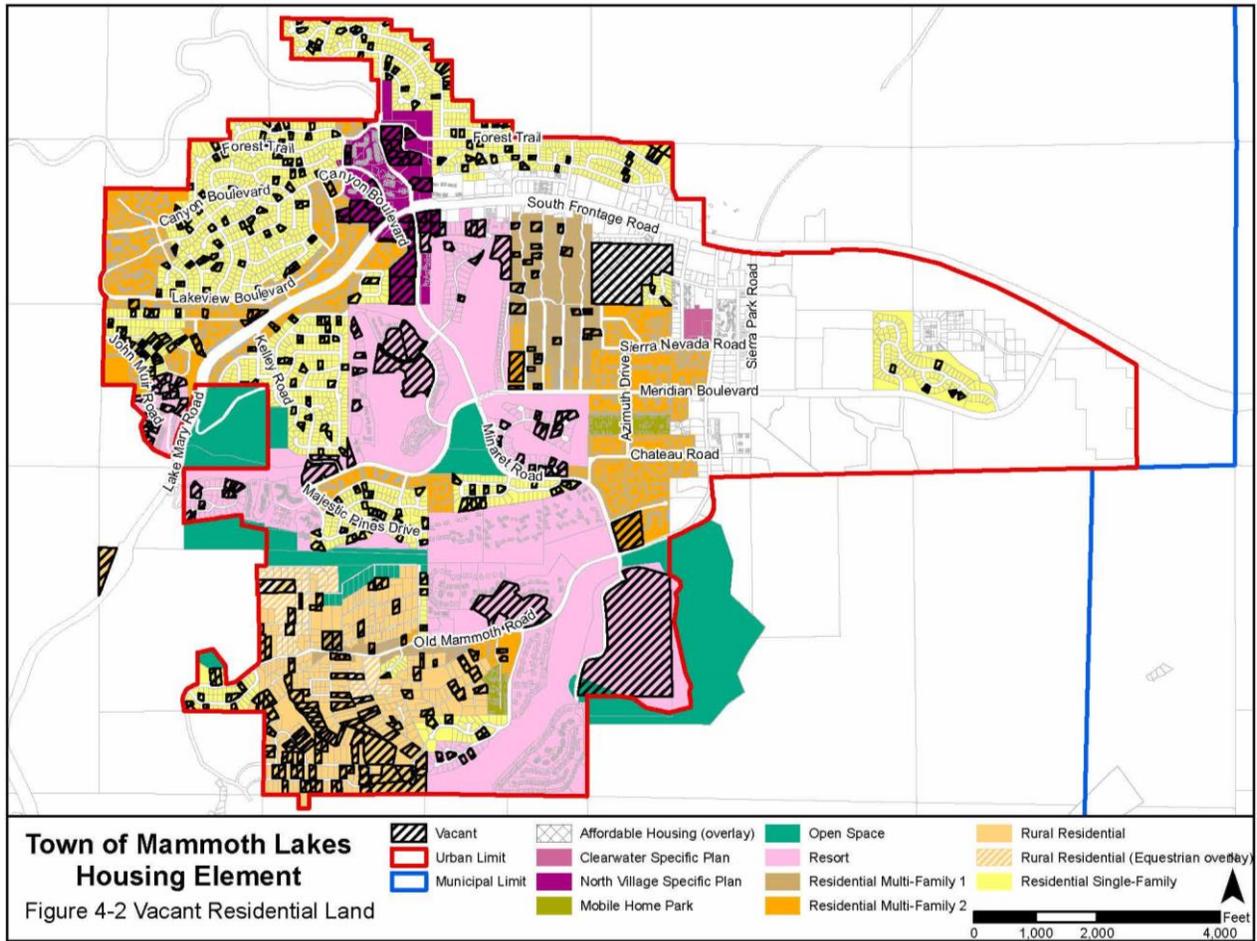


Table 4-45 Inventory of Vacant Residential Land

Zone	Number of Vacant Acres^a	Zoning	Permitted Density	Total Potential Residential Units
Resort Zone^b				
Altis Master Plan	N/A	R	Per Master Plan	9
Greyhawk Master Plan	N/A	R	Per Master Plan	15
Juniper Ridge Master Plan	N/A	R	Per Master Plan	9
Lodestar Master Plan	N/A	R	Per Master Plan	492
North Village Specific Plan ^c		SP	48 to 80 Rooms/Acre	53
Rural Residential	66 Acres	RR	2 DU/Acre	115
Residential Single Family Zone	59 Acres	RSF	4 DU/Acre	268
Residential Multi-Family ^d	21 Acres	RMF-1 RMF-2	12 DU/Acre	89
Total				1,050

Notes: DU = dwelling units; RMF = Residential Multi-Family; RSF = Residential Single-Family; R = Resort; SP = Specific Plan; RR = Rural Residential

^a Vacant acreage includes only privately held parcels with the potential to develop with new residential uses; a number of Town and other publicly-owned parcels are found within these zones, but have not been counted among the "available" acreage.

^b Includes remaining unbuilt units within Master Plan Areas. The Snowcreek Master Plan is also zoned Resort, but is included among the estimated development amounts in Table 4-43 and 4-44 so is not included here.

^c The North Village Specific Plan has an estimated remaining development capacity of 1,594 "rooms" (equivalent to approximately 797 residential units). Of these, 633 rooms are existing or entitled lodging rooms. The majority of the remaining properties expected to be developed as hotel or lodging uses; only an estimated 10 percent are assumed in this table to develop as residential uses (condominiums or rental housing).

^d Estimate of total residential potential assumes that half of available sites will develop with residential, rather than lodging, uses and that those parcels will develop at an average density of 9 units per acre (75% of maximum density) due to potential physical development constraints. Total excludes 15 units for Arrowhead Road site shown in Table 4-43 and 4-44.

Source: Town of Mammoth Lakes, 2019.

Table 4-46 Summary of Projected Housing Units 2019-2027, by Category

Site or Project Name	Extremely Low	Very Low	Low	Moderate	Above Moderate
Mammoth Lakes Regional Housing Need Allocation (RHNA)	26 ^a		30	34	65
Total Estimated Housing Units: Housing Sites Subject to Approved Permits or Plans, large RMF sites (see Tables 4-43 and 4-44)	3	55	60	71	102
Total Estimated Housing Units: Vacant Residential Land (see Table 4-45)	0	0	0	0	1,050
Projected Housing Total	3	55	60	71	1,152
Net Remaining RHNA	0		0	0	0
Projected Balance of Housing Units (Number in Parentheses Indicated a Surplus of Units over RHNA Allocation)	(32)		(30)	(37)	(1,087)

^a The RHNA number for extremely low-income and very low-income units is combined in the RHNA Plan.
Source: Town of Mammoth Lakes Community and Economic Development Department, 2019.

4.3.3 SUMMARY

As described in the above sections, and summarized in Table 4-46, the Town of Mammoth Lakes has a sufficient inventory of suitable sites to accommodate the remaining 155 units within the Regional Housing Needs Allocation that remain to be built over the Housing Element period. Based on the inventory of sites that are committed to development of affordable and workforce housing units, entitled projects with approved use permits, and capacity of large vacant and underutilized parcels in the RMF-1 zone, the Town can meet its fair share of the regional housing need in the extremely-low, very-low, low, moderate and above-moderate income categories.

Other suitable sites planned for and dedicated to residential uses, including approved Master Plan areas, properties with existing use permits, and vacant residentially-zoned parcels, can easily accommodate the allocated number of above-moderate and market rate units.

MLH has proved successful in developing units to meet the needs of lower-income households and permanent residents, by constructing new housing units and administering programs. This Housing Element includes policies and programs that

support the on-going work of MLH and others to develop affordable housing opportunities, through allocation of funding, and imposition of housing in-lieu fees intended to fund affordable housing programs and projects, including those aimed at extremely low income (ELI) households. Furthermore, this Housing Element includes a number of policies and programs aimed at providing housing for extremely low, very low and low-income households, including housing types such as mobile homes, supportive and transitional housing, seasonal employee housing (dormitory and SROs) and other groups that are most likely to fall within the ELI category. Programs also include changes to the Zoning Code that remove regulatory barriers to the production of accessory dwelling units and which allow for development concessions that support infill and mixed-use housing.

4.4 FINANCIAL AND ADMINISTRATIVE RESOURCES

A number of different resources are available to landowners and developers seeking to provide housing in the Town of Mammoth Lakes, with certain of those resources targeted towards the provision of affordable and workforce housing. This section describes those various resources, including local non-profit agencies and State or federal programs.

4.4.1 LOCAL RESOURCES

The most important local financial resources available for housing are those associated with the Town's Housing Ordinance, which requires projects to mitigate their workforce housing demand through direct provision of workforce housing units, or payment of in-lieu fees, and the Town's allocation of a proportion of Transient Occupancy Tax (TOT) revenues to housing. It should be noted that none of the projects listed in Table 4-43 are assumed to rely upon allocation of TOT or in-lieu housing fees to construct the affordable housing units that are shown, since (with the exception of The Parcel), all are required mitigation units that would be built by their respective developer without input of Town or other non-private financial resources.

AFFORDABLE HOUSING MITIGATION ORDINANCE AND IN-LIEU FEES

The Town updated the existing Housing Ordinance (Municipal Code 17.136) in 2015. This update complies with legal mandates regarding inclusionary housing programs. This included compliance with caselaw that was applicable in 2015 including the *Palmer and Patterson* cases. In *Building Industry Association of Central California v. City of Patterson* (2009) the courts established that a nexus or "reasonable relationship" must be made between an in-lieu fee charged rather than building inclusionary units and what the real cost would be to develop those units and taking into account the actual affordable housing need in the locale. The *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2009) case related to the legality of inclusionary rental units. That case has

since been superseded by Assembly Bill 1505 passed in 2017 which re-established the legality of inclusionary rental units.

The Town requires new development to mitigate a share of its workforce housing demand through payment of in-lieu fees that support workforce housing programs, provision of on-site or off-site workforce units, conveyance of land for workforce housing, or other means.

As directed by the Ordinance, housing in-lieu fees are deposited in the Housing In-Lieu Fund that may be used for the purposes of planning for, administering, subsidizing or developing workforce housing. As of December, 2018, the total funds available were \$300,000.

TRANSIENT OCCUPANCY TAX ALLOCATION

Transient Occupancy Tax (TOT) revenue is the largest revenue source for the Town of Mammoth Lakes and represents 60% of the budgeted annual General Fund revenue. The Town of Mammoth Lakes and the TOT revenue have enjoyed the strength of the tourism economy over the last few years, setting records in this revenue stream. In the last five years, the average yearly TOT revenue has been \$14.7M with some years exceeding \$18M. Through political commitments, this revenue is allocated across Tourism, Transit, and Housing. In 2017, the Town Council of the Town of Mammoth Lakes recalibrated the allocation of Transient Occupancy Tax to provide additional funding for Housing programs, in line with Council priorities of workforce and affordable housing. Under the new allocation, housing receives 6.54% of this revenue stream resulting in an average of \$1,179,356 for housing since the recalibration has occurred (FY16/17 and 17/18).

Development, both residential and commercial, in the Town of Mammoth Lakes has increased in recent years as the economy has recovered from the economic downturn of the prior Housing Element Update period. In the period 2014 – 2018, the Town collected a total of \$281,678 in housing in-lieu fees, an average of \$70,419 annually during the four-year period. Fiscal Year 2017-18 was particularly strong with \$135,182 collected in that year alone. Based on the volatility of the last four years, a conservative approach would use 70% of the average of the last four years, projecting \$246,000 total over the course of the next five-year planning period.

NON-PROFIT ORGANIZATIONS

Mammoth Lakes Housing, Inc.

MLH is a private, not for profit, organization that was established in 2003 by the Town of Mammoth Lakes. The agency received its initial start-up funds in 2003 through equal contributions from the Town of Mammoth Lakes, Mammoth Mountain Ski Area, and Intrawest Mammoth. MLH receives the majority of its current operating funding from the

Town of Mammoth Lakes, which in turn derives this money from an allocation of Transient Occupancy Tax revenues politically committed to workforce housing.

MLH has been successful in providing housing through a variety of programs. MLH currently operates a down payment assistance program to help homebuyers into homeownership. Utilizing state, federal, and local funding sources MLH has developed 82 low-income rental apartments and 48 ownership units, rehabilitated 4 low-income apartments, and stewarded 38 ownership deed restrictions. In addition, MLH has completed 106 homebuyer assistance loans in the Town totaling \$5.7 million and currently manages the Town's loan portfolio of \$3.5 million. MLH has completed 17 homebuyer assistance loans in unincorporated Mono County and the City of Bishop.

MLH has worked closely with the Town of Mammoth Lakes to implement the Housing Element and the housing requirements of the Town's Municipal Code. This contractual relationship has effectively secured grant and other funding, developed a more effective deed restriction program, and spurred the development of affordable units to meet the Regional Housing Needs, determined by the California Department of Housing and Community Development.

Inyo Mono Advocates for Community Action (IMACA)

IMACA is a private non-profit organization active that provides a range of social services functions, including some aimed at housing. IMACA manages the Glass Mountain Apartments, a 25 unit affordable housing project in Mammoth Lakes. IMACA distributes vouchers for emergency housing and provides free weatherization and energy conservation services (such as heating upgrades) to qualifying households in Inyo and Mono Counties.

4.4.2 OTHER FINANCIAL RESOURCES

The Town and MLH have actively pursued and been awarded grant funding for housing-related projects. These applications are expected to continue over the course of the Housing Element period. State and Federal grants available to the Town include low-income housing tax credits, multifamily housing program grants, Affordable Housing Program (AHP) grants, HOME, CDBG, and others.

The Town and IMACA successfully completed the rehabilitation of electrical infrastructure at the Glass Mountain Apartments utilizing a 2014 CDBG grant award.

The Town and MLH have been awarded federal HOME funds for housing development and homebuyer assistance over the past several years. HOME is a federally funded program that assists in the production and preservation of affordable housing for low and moderate-income families and individuals. The program funds a broad range of activities including new construction, acquisition and rehabilitation of rental properties.

It is anticipated that additional applications will be made during the Housing Element Update period both for new construction and of rehabilitation of existing units.

MLH and the Town also apply regularly for Community Development Block Grant (CDBG) funds, which are applicable to a range of activities including housing acquisition and rehabilitation and homebuyer assistance, among others. MLH also funds its down payment assistance program through a variety of grant funded sources including HOME, CalHome, Workforce Housing Program, BEGIN, and CalHFA HELP.

Although these applications are becoming increasingly competitive, it is anticipated that the Town and MLH will continue to apply for and receive these funds, approximately every other year.

In addition, new funding for planning related to housing for affordable housing is becoming available from HCD as a result of recent legislation and a state proposition. The Town is monitoring the availability of that funding and plans to pursue grants and funding to apply to the housing needs in Mammoth Lakes.

4.4.3 HOUSING STRATEGY

As discussed elsewhere in this Housing Element, the Town of Mammoth Lakes faces a complex and diverse series of local housing challenges. As the Town's non-profit housing organization, MLH plays a critical role helping to identify the community's housing needs, and develop targeted approaches and programs to address them. In 2017, MLH completed a Housing Needs Assessment and Housing Action Plan that evaluated the available supply of housing to local housing needs. Through employee and employer surveys, interviews, and trend analysis, data were collected. The Housing Strategy guides the Town and MLH in the administration and implementation of variety of housing programs conducted by MLH. Priority strategies from the Housing Action Plan have been addressed in the Housing Program section of this housing element.

4.5 ENERGY CONSERVATION OPPORTUNITIES

Energy conservation is important to housing affordability, since energy costs can constitute a significant proportion of housing costs. In Mammoth Lakes, with its harsh winter climate, homes that are poorly insulated or that have inefficient heating systems can drive up energy costs. Techniques such as use of passive solar construction (orienting buildings properly to gain solar heat energy), insulation treatments, and installation of energy efficient appliances such as on-demand water heaters can result in dramatic energy savings.

Energy efficiency and conservation are embedded in the Town's General Plan and Zoning Code Update. The Town's General Plan includes a goal that the Town "be a leader in use of green building technology." The following policies and actions are

outlined in the General Plan and further addressed in the Zoning Code Update with the goal of reducing the per capita residential energy consumption:

- Encourage site design that uses green building techniques.
- Establish incentives for green building practices and LEED (Leadership in Energy and Environmental Design) certified buildings.
- Support development of a geothermal heating district for the Town including seeking grant-funding sources for geothermal heating projects.
- Establish regulatory framework to encourage and facilitate use of geothermal heating.
- Encourage building design and orientation for passive solar heating.
- Develop and implement standards that enable and encourage the application of passive solar in new and existing public and private development.
- Support energy efficiency opportunities through available resources such as Property Assessed Clean Energy (PACE) program.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) was most recently amended in 2016 and is California's green building code. The purpose of CALGreen is to improve public health, safety and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the Town to enforce those standards through plan check and code compliance inspections.

Southern California Edison (SCE), the local energy utility, offers a number of programs aimed at energy conservation to Mammoth Lakes' households, including home energy audits and rebates for energy efficient appliances. SCE also offers an energy rebate program for residential developers and customers, and an Energy STAR new home program. The utility also publicizes other programs available to its customers such as the Federal Income Tax energy credit program.

The High Sierra Energy Foundation (HSEF) is a non-profit that is dedicated to promoting and supporting energy conservation in Mono and Inyo Counties. Among other sources, HSEF receives funding from the Town and from SCE. HSEF's programs have included publications on energy efficient practices and building strategies suitable for the Eastern Sierra climate, rebate programs, as well as an on-going public communication campaign to educate local residents about energy saving. As noted above, IMACA, a local non-profit, offers low cost weatherization and retrofit programs for qualifying households in Mono and Inyo Counties.

In addition to the above, Mammoth Lakes is situated in an area of high geothermal activity. Although not significantly utilized at present, geothermal resources present a tremendous opportunity for future heating needs. In anticipation of ground source heating being available in the foreseeable future, the Town has installed piping in several of its recent sidewalk construction projects that would allow them to use geothermal heat for snowmelt. Permitting of geothermal projects has steadily happened over the last several years.

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5 HOUSING PROGRAM

This chapter includes the Town's strategy for meeting housing needs as described in Chapter 2 of this Housing Element, specifies the use of resources available to the Town, and the reduction of constraints to the availability of housing for all residents as described in Chapters 3 and 4. As required by State law, this chapter also contains quantified objectives for housing construction, housing rehabilitation, and the preservation of affordable housing. It specifies a five-year action plan, that, among other contents, identifies resources and strategies to support the development of affordable housing for all sectors of the community; to reduce governmental constraints to the provision of housing, conserve and improve the existing housing stock, and promote fair housing.

As described in Chapter 4, the Town's limited urban area, which is surrounded by public land, means that a decreasing amount of vacant land is available for new housing development. Much of that land is located within Master Plan areas that are intended for resort-oriented development, with the remainder consisting of infill development. However, the Town's past requirement for affordable housing to be placed on-site with new development has meant that a sizeable number of workforce and affordable housing units are planned as part of the development of these Master Plan areas, or will be built in conjunction with major projects (totaling 183 acres). The Town owns The Parcel Tract, one of the master planned sites and is moving forward with the vision and design for its development including a substantial amount of affordable and workforce housing.

5.1 EVALUATION OF ACHIEVEMENTS (2014-2019)

This section documents the Town's achievements under the 2014 Housing Element. Table 5-47 identifies the programs contained in the Element and describes the relative success of the Town to achieve those programs.

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Action 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.</p> <p>Timeframe: Ongoing</p>	<p>The Town contracts with Mono County IT to keep the GIS database functioning and up-to-date.</p>	<p>Continue</p>
<p>Action H.1.A.2. As part of the annual planning report to the Town Council, provide an update on progress to meeting the Housing Element, to ensure that adequate sites remain available to meet the RHNA.</p> <p>Timeframe: Annually, ongoing</p>	<p>The Town annually completes the Annual Progress Report and submits them to the California Housing and Community Development Department.</p>	<p>Continue</p>
<p>Action 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.</p> <p>Timeframe: Ongoing</p>	<p>As master plans, specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and Town Council evaluate and ensure adequate development capacity and policy is included to meet housing needs.</p>	<p>Continue</p>
<p>Action H.1.B.1 As part of the amendments to the Housing Ordinance, analyze the implications and benefits of excluding required on-site affordable and workforce housing from density or floor area ratio (FAR) calculations in all mixed-use projects in the Commercial Zones, and lodging and residential projects in the Residential Multi-Family 2 Zone. Any exclusion</p>	<p>The Town analyzed the implications and benefits of excluding required on-site affordable and workforce housing from density or floor area ratio (FAR) calculations in all mixed-use projects in the Commercial Zones, and lodging and residential projects in the Residential Multi-Family 2 Zone as part of the Housing Ordinance Update in 2015. It was determined that it was not appropriate to include this in the updated Housing Ordinance due to a Zoning Code update</p>	<p>Delete</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>of such units from density calculations would require findings to be made that the total project density did not result in unacceptable site plan, character, livability or environmental impacts. If adopted, this provision shall only be applicable to projects ineligible for Town or State housing density bonuses.</p> <p>Timeframe: 2014-2015</p>	<p>that established maximum FAR and eliminated maximum residential density within the commercial zoning districts.</p>	
<p>Action H.1.B.2 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 now allowed by right with the adoption of the Zoning Code Update in 2014. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones.</p> <p>Timeframe: Ongoing</p>	<p>The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses. In 2017, The Town held numerous public workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts (Downtown Revitalization Action Plan).</p>	<p>Continue</p>
<p>Action H.1.C.1. As part of Housing Ordinance amendment, reflect the density bonus provisions of General Plan policy L.2.D, ensuring the amendment remains consistent with State density bonus law.</p> <p>Timeframe: 2014</p>	<p>The Town implemented General Plan Policy L.2D – Delete compliance with density bonus requirements in 2015.</p>	<p>Delete</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Action H.1.D.1. As part of the Housing Ordinance anticipated in 2014, develop criteria, standards and thresholds by which Alternate Housing Mitigation Plans (AHMPs) can be assessed and approved.</p> <p>Timeframe: 2014</p>	<p>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. In 2015, the Town created new standards to assess and approve AHMPs in the Zoning Code Section 17.136.080.</p>	<p>Amend to reflect updated Housing Ordinance and continue</p>
<p>Action H.1.E.1. Continue to apply zoning standards that allow for the following types of special needs housing in Mammoth Lakes:</p> <ul style="list-style-type: none"> ▪ The 2014 Zoning Code update permits emergency shelters by right in the Old Mammoth Road district without discretionary design review. ▪ Transitional and Supportive housing are defined in the Zoning Code Update and treated as typical residential uses. ▪ Residential care and assisted living facilities are permitted in the Old Mammoth Road and Mixed Lodging/Residential districts with a ministerial permit, as outlined in the Zoning Code Update. ▪ Group living quarters, including clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more), 	<p>In 2014 the Town complete zoning amendments to address the following:</p> <ul style="list-style-type: none"> ▪ Emergency shelters, ▪ Transitional and supportive housing, ▪ Assisted living facilities, ▪ Group living facilities 	<p>Amend to address accomplishments and continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>which are included in the Zoning Code Update.</p>		
<p>Timeframe: Ongoing</p>		
<p>Action H.1.E.2. 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.</p>	<p>The Town has not worked with the Kern Regional Center to identify outstanding housing needs for their clients and has not established a rental assistance program. However, the Town does have an adopted reasonable accommodation procedure. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. Mono County is working on a supportive housing project for people with behavioral disabilities which could also serve some people with developmental disabilities. Mammoth Lakes Housing has had discussions with the Kern Regional Center about trying to secure Dep't of Development Services (DDS) funding for conversion of a commercial property/building they own to residential which would include some units reserved for those with developmental disabilities.</p>	<p>Continue</p>
<p>Timeframe: 2014 and ongoing</p>		
<p>Action H.1.E.3. Collaborate with the Kern Regional 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</p>	<p>The Town has not collaborated with Kern Regional Center to implement an outreach program for persons with disabilities. However, the Town does have an adopted reasonable accommodation procedure. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. Mono County is working on a supportive housing project for people with behavioral disabilities which could</p>	<p>Continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>educational workshops for individuals and families. Timeframe: 2014 and ongoing</p>	<p>also serve some people with developmental disabilities.</p>	
<p>Action H.1.E.4. 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. Timeframe: 2014 and ongoing</p>	<p>The Town ensures equal access to housing for individuals with disabilities through implementation of Municipal Code 17.80, Reasonable Accommodation. 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.</p>	Continue
<p>Action H.2.A.1. Transition to dedicating one percentage point of all revenues from Transient Occupancy Tax to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other agencies to meet housing needs. Timeframe: Annual: 2014-2019</p>	<p>The Town Council annually dedicates TOT revenues to fund housing programs. In the 2017, the annual dedication of TOT revenues to fund housing programs was 0.85 points (of 13 points).</p>	Continue
<p>Action H.2.A.2. Pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce and affordable housing. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the</p>	<p>The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. A HOME grant was awarded in 2014 for first time homebuyer assistance and rehabilitation; and a CDBG grant was awarded in 2014 for upgrades to the Glass Mountain Apartments, and homebuyer assistance and single unit rehabilitation. This 2014 CDBG grant is now closed, and the Town has a new CDBG grant and a HOME grant for first time</p>	Continue

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Local Housing Trust Fund program and any remaining Proposition 1-C funds.</p> <p>Timeframe: Ongoing</p>	<p>homebuyer assistance.</p> <p>An application for CDBG grant funding was submitted by the Town and Mammoth Lakes Housing, Inc., in November 2017 to provide 10 units of housing to lower income households. First-time homebuyer assistance is provided through ongoing grant reuse funds and additional HOME grant funds in 2017. The Town received a 2016 HOME award for home buyer assistance and a 2017 CDBG award for home buyer assistance and a rehabilitation program.</p>	
<p>Action H.2.A.3. Develop and adopt a Community Housing Strategy in collaboration with Mammoth Lakes Housing, Inc. that promotes housing construction and conservation necessary to meet the Town's affordable and workforce housing needs on a short-, medium- and long-term basis. The 2011 Housing Needs Assessment conducted by Mammoth Lake Housing, along with this Housing Element, will be used to inform the Community Housing Strategy. The Housing Strategy shall provide for periodic updates of short- and medium range priorities and program objectives based on current data and conditions. The Housing Strategy shall include a broad range of programs and activities, including:</p> <ul style="list-style-type: none"> ▪ Acquisition of land for affordable housing. ▪ Direct construction of new affordable and 	<p>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.</p>	Delete

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>workforce housing units.</p> <ul style="list-style-type: none"> ▪ Participation in joint projects with private developers, the Town, and local agencies to develop housing. ▪ Homebuyer assistance loans and grants. ▪ Education and outreach concerning affordable and workforce housing opportunities. ▪ Rental housing assistance. ▪ Review of Alternate Housing Mitigation Plan proposals. ▪ Monitoring of deed restricted units. ▪ Funding strategies to guide how the Housing Strategy will be financed and prioritized. ▪ An Administration component to guide roles and responsibilities for program implementation. 		
Timeframe: 2014		
<p>Action H.2.A.4. Recognizing the housing burdens of extremely low-income households, the Town will implement a program to monitor the construction and rehabilitation of housing to meet the needs of the ELI population as identified in the 2011 Housing Needs Assessment.</p>	<p>The Town has not implemented a monitoring program for the construction and rehabilitation of housing for extremely low-income persons. The Town targets CDBG funds to support projects that serve extremely low-income individuals when it can.</p>	<p>Amend to update the Needs Assessment date and continue</p>
Timeframe: 2015		

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Action H.2.B.1. Amend and adopt a revised Housing Ordinance that reflects the 2009 Interim Housing Policy, incorporates refinements to meet legal mandates, addresses aspects not fully articulated in the Interim Housing Policy; and provides needed clarification. The amended Housing Ordinance shall meet the objectives outlined in Policy H.2.B, and should include the following components:</p> <ul style="list-style-type: none"> ▪ A provision that allows new residential projects to provide on-site below market-rate deed-restricted affordable or workforce housing units. The specific requirement (e.g., AMI level) shall be based on documented community housing needs and reviewed and updated on a regular basis. ▪ A workforce housing mitigation requirement such as a fee to contribute to affordable housing production. ▪ A list of project types exempted from housing mitigation requirements. ▪ Provisions defining Alternate Housing Mitigation Plans for projects that wish to propose alternative mitigation. ▪ Specification of the means and method by which in-lieu fees, affordability levels, unit types, tenure (if legally permissible), livability 	<p>The Town adopted a revised Housing Ordinance in June 2015 that addressed the objectives outlined in Policy H.2B, including:</p> <ul style="list-style-type: none"> ▪ Provisions for new, below market-rate, deed-restricted residential projects for affordable and workforce housing. ▪ Fees to contribute to affordable housing production in the Town. ▪ List of housing types exempt from housing mitigation requirements. ▪ Definitions for Alternate Housing Mitigation Plans. ▪ Density bonuses. ▪ Definitions of "livability" for workforce units. 	<p>Delete</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>criteria, and other pertinent criteria not otherwise dictated by the Housing Ordinance shall be established, maintained and updated.</p> <ul style="list-style-type: none"> ▪ Density bonus provisions pursuant to State Housing Density Bonus law and to Town General Plan policies and related Housing Element policies. ▪ A definition of and provisions for ensuring the "livability" of workforce housing units. <p>Timeframe: 2014</p>		
<p>Action H.2.D.1. As part of the Housing Strategy, 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.</p> <p>Timeframe: 2015</p>	<p>In 2017, the town included action strategies addressing conversion of existing units to ownership or rental opportunities for the workforce in the Housing Action Plan: Live, Work, Thrive. No units have been converted yet.</p>	<p>Continue</p>
<p>Action H.2.E.1. As part of the Housing Strategy study 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.</p> <p>Timeframe: 2015</p>	<p>In 2014, a CDBG grant application for code enforcement was submitted in 2014, though was not awarded. CDBG grant funding was awarded in 2014 to assist in the financing of rehabilitation of 1 - 4-unit properties and rehabilitation of the Glass Mountain Apartments. The 1 - 4-unit rehabilitation grant was managed by MLH. This grant is now closed, and additional strategies have been incorporated in the Housing Action Plan. Mammoth Lakes Housing continues to pursue funding for these activities.</p>	<p>Continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Action H.2.G.1. As part of the Housing Strategy work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including:</p> <ul style="list-style-type: none"> ▪ Improved structuring of deed restriction agreements so as to ensure their long term availability to the local workforce. ▪ 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. <p>Timeframe: 2014-2015</p>	<p>The Town's 2017 CDBG award has funding for this program, however no households have been funded to date. MLH is actively working to set up the grant and rehabilitation procedures, in order to market the program. Past interest by landlords did not result in rehabilitation due to the Rent Restriction requirement.</p> <p>The Town has worked with Mammoth Lakes Housing and implemented a new deed restriction instrument for ownership units that helps to alleviate some issues encountered with previous versions of the instrument. No deed restriction instrument for rentals has been put in place. This has been addressed on rental projects on a case-by-case basis. 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. Mammoth Lakes Housing has also worked with Mono County using the County's revolving fund to maintain ownership unit deed restrictions in Mammoth Lakes.</p>	<p>Amend to reflect progress and continue</p>
<p>Action 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 possible funding sources such as the restoration of the</p>	<p>The Revolving Loan Fund is used annually to buy back deed restricted units. In 2014, two units were preserved; in 2015, two units were preserved through the RLF; in 2016, one unit was preserved through the RLF; and in 2017, one unit was preserved through the RLF.</p>	<p>Continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>one-percent of Transient Occupancy Tax (TOT) to housing in an effort to help ensure no existing deed restricted units are lost.</p> <p>Timeframe: 2015</p>		
<p>Action H.2.H.1. Use the results of the 2011 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to target efforts 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.</p> <p>Timeframe: Ongoing</p>	<p>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.</p> <p>The Town has had discussions with Mammoth Mountain about building out their property on Arrowhead Road.</p> <p>In 2017, one unit was purchased with the Town's revolving loan fund and two units were purchased with the County revolving loan fund.</p> <p>In 2018, one unit was purchased with the revolving loan fund.</p> <p>Units are also preserved through the direct transfer from seller to buyer, with the execution of the deed restriction facilitated by MLH. One unit was preserved this way in 2018.</p>	<p>Amend to update Housing Needs Assessment date and continue</p>
<p>Action H.3.A.1. As part of the Housing Strategy, work with Mammoth Lakes Housing, Inc., to develop and adopt minimum design and livability standards for affordable and workforce housing units, including tailored standards for different unit types and tenure. Standards should address aspects such as minimum quality of fixtures and furnishings; indoor and</p>	<p>In May 2015, the Town adopted minimum design and livability standards for affordable and workforce housing units.</p>	<p>Delete</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>outdoor open space; storage space, energy efficiency, and resident amenities. The livability standards adopted as part of the Interim Housing Policy are included in the Housing Ordinance update that is anticipated to be adopted in 2014. These livability requirements may be updated based on the Housing Strategy.</p> <p>Timeframe: 2014</p>		
<p>Action 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. To be eligible for fee waiver, 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. The Town anticipates amending the Municipal Code fee waiver section to include this program concurrently with the Housing Ordinance update.</p> <p>Timeframe: 2014-2015</p>	<p>The town has not yet adopted a resolution which waives part of the application processing fees for developments that feature affordable housing to extremely low-income households in five percent or more of its housing units. This was not identified as a priority amongst action plan strategies at the recent Housing Summit. The Town will continue to work towards implementing this action as resources allow.</p>	<p>Continue</p>
<p>Action 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</p>	<p>In 2015 the Town updated the DIF ordinance, which resulted in lower fees, to ensure that RHNA or workforce targets are being fulfilled</p>	<p>Continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Town's Regional Housing Needs Allocation or workforce housing objectives.</p> <p>Timeframe: 2014 and ongoing</p>		
<p>Action 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.</p> <p>Timeframe: 2014 and ongoing</p>	<p>The Town began providing information regarding fair housing practices in 2014. Complaints received are referred to and handled by MLH. This information continues to be provided and available through both the Town and MLH websites and at the respective offices.</p>	<p>Continue</p>
<p>Action H.5.C.1. Develop a 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).</p> <p>Timeframe: 2014 and ongoing</p>	<p>In 2015 the Town and MLH established a process to address fair housing complaints and inquiries. Complaints are handled by MLH. The Town plans to establish a page on their website to house fair housing information. MLH held two landlord-tenant rights workshops hosted by CA Rural Legal Aid in September 2017.</p>	<p>Amend to reflect progress and continue</p>

Table 5-47 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
<p>Action H.6.B.1. The Town will enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) which became effective January 1, 2014.</p> <p>Timeframe: Ongoing</p>	<p>The Town enforces the 2016 California Building Code requirements.</p>	<p>Continue</p>
<p>Action H.6.C.1. Work 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. 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.</p> <p>Timeframe: Ongoing</p>	<p>A HOME grant was awarded in 2014 for first-time homebuyer assistance with or without rehabilitation. IMACA's Weatherization Program was operational in 2015, but not in 2014 due to staffing constraints. IMACA has funding available for this program and Mammoth Lakes Housing and the Town provide information to the public as applicable. The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing. 2017 CDBG award for owner and investor rehabilitation is currently being set up</p>	<p>Continue</p>

5.2 HOUSING GOALS, POLICIES AND ACTIONS

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can be adequately met. The Town of Mammoth Lakes' goals and policies related to housing are presented in this section along with the actions that implement those goals and policies. The goals and policies are established to guide the development, rehabilitation and preservation of a balanced inventory of housing to meet the needs of present and future residents of the Town. The programs specified constitute the Town's housing program, which relies upon a wide variety of mechanisms to implement the Town's goals and policies. The goals, policies and actions are presented below.

5.3 GOALS, POLICIES, AND ACTIONS

GOAL H.1. ASSURE ADEQUATE SITES FOR HOUSING DEVELOPMENT WITH APPROPRIATE LAND USE AND ZONING DESIGNATIONS TO ACCOMMODATE THE TOWN'S SHARE OF THE REGIONAL HOUSING NEED.

Policy H.1.A. *Provide for a sufficient amount of land designated at appropriate residential and mixed use densities to accommodate the Town's share of the regional need for affordable housing, including land to accommodate extremely-low, very-low, low- and moderate income housing.*

Action 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.

Responsibility: GIS Coordinator, Mono County Assessor's office, Community & Economic Development Department (CEDD)

Timeframe: Update at least annually, review as sites are developed
Funding: General Fund

Action 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, to ensure that adequate sites remain available to meet the RHNA.

Responsibility: CEDD

Timeframe: Annually, ongoing

Funding: General Fund, Housing (TOT)

Action 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.

Responsibility: CEDD, Planning & Economic Development Commission (PEDC), Town Council

Timeframe: Ongoing and when Master Plans and Specific Plans are initiated or updated.

Funding: Specific Plan/Master Plan Applicants

Policy H.1.B. *Allow housing development as part of infill and mixed-use development within commercial zoning districts.*

Action 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.

Responsibility: CEDD

Timeframe: Ongoing, annually meet with developers.

Funding: General Fund, Development Applicants

Policy H.1.C. *Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law. Projects that have applied for and received State, Town, or other housing-related density bonuses shall not be permitted to subsequently move or transfer qualifying units off-site.*

Policy H.1.D. *Require that applicants proposing on-site housing, off-site housing, or conveyance of land, instead of paying the fee established by Town Council, provide mitigation considered to be of an appropriate value or cost when compared to the fee.*

Action H.1.D.1. Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).

Responsibility: CEDD, Mammoth Lakes Housing, Inc

Timeframe: Ongoing, as development applications are received.

Funding: General Fund, Housing Fund (TOT)

Policy H.1.E. *Through the Town's zoning standards, provide opportunities for development of housing to serve extremely low-income and special needs populations, including seniors, the disabled, homeless, at-risk youth, seasonal employees and female-headed households.*

Action 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.

Responsibility: CEDD

Timeframe: Ongoing, as new state laws are passed

Funding: General Fund

Action 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.

Responsibility: Mammoth Lakes Housing, Inc., Kern Regional Center, Mono County Behavioral Health

Timeframe: 2019 and annually

Funding: Housing Fund (TOT)

Action H.1.E.3. Collaborate with the Kern Regional 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.

Responsibility: Mammoth Lakes Housing, Inc., Kern Regional Center, Mono County Behavioral Health

Timeframe: Develop information by 2020 and Ongoing

Funding: Housing Fund (TOT)

Action H.1.E.4. 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing

Funding: General Fund, Housing Fund (TOT)

Policy H.1.F. *Continue to work on master planning of The Parcel site to plan for development of a balanced mix of housing types and range of affordability for the local workforce; can create a livable workforce neighborhood.*

Action 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.

Responsibility: CEDD, Town Council, Mammoth Lakes Housing, Inc.

Timeframe: Complete master planning by December 2019; Process entitlements – 2020-2021

Funding: State and federal grants, Housing Fund (TOT), General Fund, public/private partnerships

GOAL H.2. PROMOTE CONSTRUCTION OF AN ADEQUATE SUPPLY OF HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING SUPPLIES.

Policy H.2.A. Utilize a range of strategies to facilitate a diverse range of housing types, consistent with Town design and land use policies, to meet the needs of all local residents, particularly the local workforce.

Action 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 agencies to meet housing needs.

Responsibility: Town Council

Timeframe: Annually

Funding: Housing Fund (TOT)

Action 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 and affordable housing. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., Town Council

Timeframe: Ongoing, as Notice of Funding Available (NOFA) are released

Funding: Grant Funds

Action H.2.A.3. Recognizing the housing burdens of extremely low-income households, the Town will implement a program to monitor the construction and rehabilitation of housing to meet the needs of the ELI population as identified in the 2017 Housing Needs Assessment.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., Town Council

Timeframe: Ongoing, create a program by 2021

Funding: Housing Fund (TOT), CDBG

Action H.2.A.4. 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., MMSA, Chamber of Commerce

Timeframe: 2020

Funding: General Fund

Action H.2.A.5. 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).

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Homebuyer assistance by 2021; Meet with employers by 2020, then annually for the remainder of the planning period.

Funding: General Fund, Housing Fund (TOT)

Action 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.

Responsibility: CEDD, Town Council, Mammoth Lakes Housing, Inc.

Timeframe: Place on ballot 2020-2022

Funding: General Fund

Policy H.2.B. *Continue to monitor the Town's workforce housing mitigation requirements to ensure that they meet the current community objectives and update when necessary.*

Policy 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.*

Policy H.2.D. *Encourage the renovation and conversion of existing non-workforce units, such as condominiums currently used as second homes, to become part of the workforce housing supply.*

Action H.2.D.1. As part of implementing the Housing Strategy, 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing, create program by 2021

Funding: Housing Fund (TOT)

Policy H.2.E. *Encourage local homeowners and owners/managers of rental housing properties to upgrade and improve older units, particularly those that do not meet current standards and codes.*

Action H.2.E.1. As part of implementing the Housing Strategy, 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing, as NOFAs are released

Funding: Housing Fund (TOT), CDBG

Action 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., MMSA, Chamber of Commerce

Timeframe: Spring 2019

Funding: General Fund, Housing Fund (TOT), Partner Funding

Policy 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).*

Policy H.2.G. *Avoid the inadvertent loss of deed-restricted units.*

Action H.2.G.1. As part of implementation of the Housing Strategy, 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Set priorities for a rental deed restriction instrument by 2020, and ongoing, as unit affordability is subject to expiration

Funding: Housing Fund (TOT)

Action 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Annually

Funding: Housing Fund (TOT)

Policy H.2.H. Support the provision of affordable housing for the seasonal workforce.

Action H.2.H.1. Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to target efforts 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Meet with major employers annually and ongoing

Funding: Housing Fund (TOT), Grant Funds

GOAL H.3. MAINTAIN HIGH QUALITY, LIVABLE HOUSING UNITS AND NEIGHBORHOODS IN MAMMOTH LAKES.

Policy H.3.A. Ensure that units built as affordable and workforce housing units meet minimum standards for design, amenities, and livability, and prioritize livability as a criterion in assessing any housing mitigation, or Alternate Housing Mitigation Plan.

Policy H.3.B. Support code enforcement activities, and the work of public safety personnel, to ensure that Town neighborhoods are safe, attractive and livable. The Town continues to fund a code compliance officer position.

Policy H.3.C. Improve livability, infrastructure, public safety, and mobility conditions within the Sierra Valley Sites neighborhood and other neighborhoods with a high proportion of older structures. The Town continues to apply for grants that would allow for additional and appropriate improvements in the Sierra Valley Sites.

GOAL H.4. REDUCE GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy H.4.A. *Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.*

Policy H.4.B. *Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.*

Action 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. To be eligible for fee waiver, 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.

Responsibility: CEDD, PEDC, Town Council

Timeframe: 2024-2025

Funding: General Fund

Policy H.4.C. *Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.*

Policy H.4.D. *Continue to allow accessory dwelling units by right in Rural Residential, Residential Single Family, and Residential Multi-Family zones.*

Action 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.

Responsibility: CEDD, Town Council

Timeframe: 2019/2020

Funding: General Fund

Action H.4.D.2. Promote development of accessory dwelling units (ADU) by increasing the awareness of ADU development opportunities and offer incentives to develop ADUs in exchange for long-term rental contracts.

Responsibility: CEDD, Town Council, Mono County, Mammoth Lakes Housing, Inc.

Timeframe: Spring 2020

Funding: General Fund

Policy H.4.E. Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).

Action 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.

Responsibility: Town Manager's Office, Town Council

Timeframe: Ongoing, 2019 – 2027

Funding: General Fund

Policy H.4.F. Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.

GOAL H.5. PROVIDE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF MAMMOTH LAKES.

Policy H.5.A. Support fair housing laws and regulations that prohibit discrimination in the sale and rental of housing units.

Policy H.5.B. Provide public information regarding fair housing practices.

Action 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.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: 2019 and Ongoing

Funding: General Fund, Housing Fund (TOT)

Policy H.5.C. *Continue to promote and support fair housing practices in Mammoth Lakes, and through the work of Mammoth Lakes Housing, Inc.*

Action 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).

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: 2019 and Ongoing

Funding: General Fund, Housing Fund (TOT)

GOAL H.6. BALANCE THE NEED AND PROVISION OF HOUSING IN THE COMMUNITY WITH ITS IMPACTS ON THE ENVIRONMENT.

Policy H.6.A. *Encourage residential development that promotes energy-efficient and sustainable building practices, including the use of alternate energy sources such as geothermal and solar. Encourage energy efficient programs such as Property Assessed Clean Energy (PACE) program and others.*

Policy H.6.B. *Review all projects for energy efficiency in site design and planning, and for conformance with State and Town building codes.*

Action 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).

Responsibility: CEDD

Timeframe: Ongoing, 2019 – 2027

Funding: General Fund, Permit Fee Revenue

Policy H.6.C. *Support efforts to weatherize and retrofit existing homes to be more energy efficient.*

Action H.6.C.1. Work 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. 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.

Responsibility: CEDD, IMACA, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing, 2019 - 2027

Funding: General Fund, Housing Fund (TOT)

5.4 QUANTIFIED OBJECTIVES

The Town of Mammoth Lakes has established quantified (numerical) objectives for various program categories to provide measurable standards for monitoring and evaluating program achievements within the eight-year period. Quantified objectives shown in Table 5-48 have been established for the following categories:

- Accommodate the Town's share of the regional housing need.
- Housing construction.
- Homebuyer assistance.
- Housing rehabilitation.
- Preservation of existing affordable housing units.

Table 5-48 Quantified Objectives 2019-2027

Income Level	Accommodate Regional Share ^a	New Construction ^b	Homebuyer Assistance	Housing Rehabilitation ^c	Preserve Affordable Units	
					Deed-Restricted Units ^d	Mobile Homes ^e
Extremely Low	13	3	0	4	0	
Very Low	13	55	0	4	26	147
Low	30	60	30	4	156	
Moderate	34	85	15	0	27	
Above-Moderate	65	80	0	0	54	
Total	155	285	45	12	263	147

^a This quantified objective is per the Regional Housing Needs Assessment target.

^b This quantified objective covers the period 2019-2027, consistent with Table 4-43.

^c This figure is conservative since a housing rehabilitation program has not yet been established.

^d Town of Mammoth, 2019. This number includes subsidized deed-restricted projects and individual locally deed-restricted units.

^e Table 2: E-5 (DOF, 2018).

Appendix A DETAILED SITES INVENTORY

HOUSING ELEMENT
APPENDIX A DETAILED SITES INVENTORY

APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
Housing Sites Subject to Approved Permits, Plans, or Affordable Housing Overlay Zoning														
035010020000	Site 1: The Parcel Master Plan	24.54	HDR-1	AH	Yes	12	294	150	3	47	50	50	0	Y
033330062000	Site 2: Lodestar Housing Site	3.62	R	R	Yes	8	28	28	0	8	10	10	0	Y
040070011000	Site 3: Snowcreek Master Plan	53.19	R	R	Yes	8	790	47	0	0	0	0	47	Y
033122008000	Site 4: Tihana Townhomes, 48 Lupin Street	0.54	HDR-1	RMF-1	Yes	12	9	9	0	0	0	0	9	Y
022242026000	Site 5: Large Vacant/Underutilized RMF Sites	1.03	HDR-1	RMF-1	Yes	12	12	9	0	0	0	2	7	Y
033141003000	Site 5: Large Vacant/Underutilized RMF Sites	0.65	HDR-1	RMF-1	Yes	12	7	6	0	0	0	1	5	Y
033170001000	Site 5: Large Vacant/Underutilized RMF Sites	0.85	HDR-1	RMF-1	Yes	12	10	8	0	0	0	1	7	Y
022242014000	Site 5: Large Vacant/Underutilized RMF Sites	1.05	HDR-1	RMF-1	Yes	12	12	10	0	0	0	0	10	Y
033143014000	Site 5: Large Vacant/Underutilized RMF Sites	0.23	HDR-1	RMF-1	Yes	12	2	2	0	0	0	0	2	Y
033170003000	Site 5: Large Vacant/Underutilized RMF Sites	2.54	HDR-2	RMF-2	Yes	12	30	22	0	0	0	7	15	Y
Other Vacant Housing Sites														
022262026000	1912 Old Mammoth Road	0.24	HDR-1	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
022262049000	2014 Old Mammoth Road	0.33	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
022322033000	2095 Old Mammoth Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
022322034000	2109 Old Mammoth Road	0.17	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Y
022322035000	2125 Old Mammoth Road	0.30	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
022350030000	19 Crawford Avenue	0.44	HDR-2	RMF-2	Yes	12	5	2	0	0	0	0	2	Y
022370012000	85 Ski Trail	0.20	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
022370025000	47 Ski Trail	0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031020012000	44 Lee Road	0.85	LDR-2	RMF-2	Yes	12	10	4	0	0	0	0	4	Y
031020021000		0.44	HDR-2	RMF-2	Yes	12	5	2	0	0	0	0	2	Y
031041001000		0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031041014000	10 Davison Road	0.24	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031041015000	2 Davison Road	0.53	HDR-2	RMF-2	Yes	12	6	2	0	0	0	0	2	Y
031041018000		0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031070013000		0.20	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031110038000	41 Lakeview Blvd.	0.59	HDR-2	RMF-2	Yes	12	7	3	0	0	0	0	3	Y
031210012000	385 Mammoth Slopes Drive	0.63	HDR-2	RMF-2	Yes	12	7	3	0	0	0	0	3	Y
033123012000	54 Mono Street	0.25	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033131009000	154 Joaquin Road	0.24	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033132002000	177 Joaquin Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033132015000	118 Lupin Street	0.25	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
033132020000	142 Lupin Street	0.27	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
033134003000	125 Mono Street	0.50	HDR-1	RMF-1	Yes	12	5	2	0	0	0	0	2	Y
033150027000	414 Mono Street	0.28	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
033150036000	314 Manzanita Road	0.26	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
033150038000	393 Manzanita Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033150039000	377 Manzanita Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y

HOUSING ELEMENT
APPENDIX A DETAILED SITES INVENTORY

APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
033150055000	311 Manzanita Road	0.13	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Y
033150056000	323 Manzanita Road	0.11	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Y
033160003000	450 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160004000	466 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160005000	480 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160009000	558 Lupin Street	0.23	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
033160034000	519 Joaquin Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160048000	457 Joaquin Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033170003000	474 Joaquin Road	2.52	HDR	RMF-2	Yes	12	30	11	0	0	0	0	11	Y
033170005000	2604 Joaquin Road	0.26	HDR-2	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
033210031000	64 White Pine Drive	0.25	LDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
033320006000	32 Starwood Drive	0.25	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
033320008000	24 Starwood Drive	0.32	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
033320009000	20 Starwood Drive	0.38	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320010000	35 Starwood Drive	0.35	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320011000	41 Starwood Drive	0.38	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320012000	45 Starwood Drive	0.35	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320013000	49 Starwood Drive	0.30	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
035160017000	362 Chaparral Road	0.36	HDR-1	RMF-1	Yes	12	4	2	0	0	0	0	2	Y
040020001000	2 Meadow Lane	5.14	HDR-2	RMF-2	Yes	12	61	23	0	0	0	0	23	Y
033121005000	60 Joaquin Road	0.25	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033147008000		0.19	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
022231003000	144 Madera Street	2.86	LDR-1	RR (E)	Yes	2	5	4	0	0	0	0	4	Y
022232006000	121 Madera Street	0.21	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022232009000	24 Connell Street	0.62	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022233014000	47 Connell Street	0.50	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022480047000	2665 Old Mammoth Road	0.18	LDR-1	RR	Yes	2	2	1	0	0	0	0	1	Y
022480046000	2651 Old Mammoth Road	0.17	LDR-1	RR	Yes	2	2	1	0	0	0	0	1	Y
22233021000	2360 Old Mammoth Road	1.23	LDR-1	RR	Yes	2	14	11	0	0	0	0	11	Y
022233025000	2344 Old Mammoth Road	0.75	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022242010000	116 Sherwin Street	0.33	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022242019000	57 Madera Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022251013000	197 Shadow Street	0.25	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022252012000	210 Shadow Street	0.38	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022252013000	190 Shadow Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022261007000	174 Hill Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022263003000	59 Alexander Lane	0.52	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022290009000	2263 Old Mammoth Road	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300002000	156 Lost Lane	0.46	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022300013000	229 Mill Street	0.52	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
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APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
022300015000	47 Taylor Street	0.63	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300016000	233 Mill Street	0.25	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300049000	145 Pine Street	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300051000	185 Pine Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300052000	203 Taylor Street	0.32	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300058000	325 Pine Street	0.44	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300059000	345 Pine Street	0.44	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300061000	385 Pine Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300062000	405 Pine Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300063000	360 Pine Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300067000	330 Pine Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300068000	Town of Mammoth Lakes	0.56	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022310017000	43 Lost Lane	0.98	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310018000	139 Mill Street	0.53	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022310023000	83 Lost Lane	0.77	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310024000	103 Lost Lane	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310025000	121 Lost Lane	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310026000	141 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310027000	159 Lost Lane	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310028000	179 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310029000	211 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310030000	241 Lost Lane	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322003000	54 Tamarack Street	0.50	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022322053000	59 Woodmen Street	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322012000	255 Woodmen Street	0.42	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322019000	291 Woodmen Street	0.58	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322041000	164 Tamarack Street	0.54	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322042000	174 Tamarack Street	0.53	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322047000	128 Tamarack Street	0.53	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022322049000	221 Woodmen Street	0.57	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322054000	123 Woodmen Street	0.54	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322056000	149 Woodmen Street	0.93	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022330025000	170 Crawford Avenue	0.26	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022330027000	16 Garnet Street	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022330048000	124 Crawford Avenue	0.11	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022341010000	39 Sunnyslope Lane	0.43	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022342019000	215 Tamarack Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022342026000	211 Tamarack Lane	0.10	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022343005000		0.55	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350004000	70 Summit Street	0.63	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y

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022350011000	48 Summit Street	0.64	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350020000	150 Summit Street	0.46	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350040000	45 Crawford Avenue	0.62	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360004000	135 Summit Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360015000	69 Badger Street	0.69	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360023000	229 Summit Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022370020000	17 Badger Street	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022381021000	125 Pine Street	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382004000	225 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382034000	320 Le Verne Street	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382035000	300 Le Verne Street	0.37	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382036000	280 Le Verne Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382037000	260 Le Verne Street	0.34	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382041000	180 Le Verne Street	0.42	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382048000	145 Le Verne Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382049000	245 Le Verne Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382052000	Town of Mammoth Lakes	0.21	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382053000	165 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382054000	185 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022391007000	238 Woodmen Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022392003000		1.31	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	Y
022392005000	234 Lost Lane	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022393012000	350 Fir Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393042000	380 Le Verne Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393043000	400 Le Verne Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393045000	444 Le Verne Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393048000	485 Le Verne Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393050000	445 Le Verne Street	0.35	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393051000	440 Fir Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393052000	460 Fir Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393053000	480 Fir Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400013000	Town of Mammoth Lakes	1.26	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	N
022400016000	545 Fir Street	4.95	LDR-1	RR	Yes	2	9	7	0	0	0	0	7	Y
022400022000	520 Le Verne Street	2.36	LDR-1	RR	Yes	2	4	3	0	0	0	0	3	Y
022400022000	520 Le Verne Street	2.36	LDR-1	RR	Yes	2	4	3	0	0	0	0	3	Y
022462008000	90 Cliff Circle	0.20	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022480042000		0.73	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022480043000		0.09	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022020012000	1430 Lake Mary Road	2.65	LDR-1	RR	Yes	2	5	4	0	0	0	0	4	N
022300017000	29 Taylor Street	0.31	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y

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022300052000	203 Taylor Street	0.13	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400018000		3.44	LDR-1	RR	Yes	2	6	5	0	0	0	0	5	Y
022400019000		0.98	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400020000		1.19	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	Y
022470011000	83 Evergreen Street	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480004000	72 Red fir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480015000	224 Red Fir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480021000	136 Red Fir Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480022000	92 Red Fir Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480027000	207 Red Fir Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480033000	127 Red Fir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510003000	216 Waterford Avenue	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510012000	352 Waterford Avenue	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510013000	370 Waterford Avenue	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022520002000	2530 Old Mammoth Road	0.52	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
022520003000	2560 Old Mammoth Road	0.51	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
031031007000	362 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031010000	320 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031011000	306 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031012000	292 Davison Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031017000	224 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031032002000	431 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031033003000	223 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051004000	464 John Muir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051005000	450 John Muir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051014000	368 John Muir Road	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051016000	44 John Muir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051017000	56 John Muir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051018000	340 John Muir Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060001000		0.30	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060002000		0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060007000		0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060008000		0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060009000		0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060018000		0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060019000		0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060029000		0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060030000		0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080008000	1416 Forest Trail	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080011000	1443 Forest Trail	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

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									ELI	Very Low	Low	Mod	AM	
031080012000	1427 Forest Trail	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080013000	1413 Forest Trail	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080018000	327 Ridgcrest Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080020000	297 Ridgcrest Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080021000	283 Ridgcrest Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080051000	200 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090006000	308 Ridgcrest Drive	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090008000	334 Ridgcrest Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090016000	298 Canyon Blvd.	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090019000	75 Crystal Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090025000	344 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100001000	1456 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100012000	1610 Forest Trail	0.38	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100014000	1623 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100016000	1593 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130005000	692 Canyon Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130007000	691 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130010000	651 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130018000	511 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130019000	493 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130020000	479 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130032000	120 Convict Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130053000	152 Convict Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130063000	75 Convict Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130065000	41 Convict Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130069000	11 Convict Place	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031140004000	57 Twin Lakes Lane	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031140015000	154 Horseshoe Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160036000	97 Larkspur Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160037000	83 Larkspur Court	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160038000	69 Larkspur Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170001000	488 Lakeview Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170009000	40 Snowridge Lane	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170037000	93 Twin Lakes Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170042000	138 Twin Lakes Lane	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170052000	97 Jahan Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170082000	66 Aspen Place	0.34	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180002000	14 Aspen Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180009000	98 Aspen Lane	0.33	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180017000	111 Aspen Lane	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

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									ELI	Very Low	Low	Mod	AM	
031180040000	211 Rainbow Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180060000	152 Rainbow Lane	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180071000	717 Canyon Blvd.	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180073000	2 Top of Slopes Court	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180086000	33 Mammoth Slopes Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180090000	770 Lakeview Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180093000	812 Lakeview Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031250002000	305 Twin Lakes Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031250005000	317 Twin Lakes Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032010007000		0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020006000	1305 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020012000	45 Pine Knoll Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020017000	1219 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020034000	1264 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020062000	420 Monterey Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020063000	426 Monterey Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032030004000	510 Monterey Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032030025000	555 Monterey Pine Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032030030000	501 Monterey Pine Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060005000	50 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060007000	20 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060008000	6 Holiday Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060019000	55 Valley Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060027000	6 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070003000	126 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070005000	154 Holiday Vista Drive	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070022000	301 Valley Vista Drive	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070032000	248 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070040000	134 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070048000	145 Valley Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070049000	167 Valley Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120003000		0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120004000		0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120012000	741 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120014000	713 Creekview Place	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120016000	695 Creekview Place	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120020000	639 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120021000	636 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120022000	648 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120023000	658 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
APPENDIX A DETAILED SITES INVENTORY

APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
032120028000	706 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120029000	714 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120031000	849 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130001000	622 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130004000	584 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130005000	572 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130007000	524 Majestic Pines Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130011000	478 Majestic Pines Drive	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130018000	547 Majestic Pines Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130023000	613 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050008000	785 Forest Trail	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050010000	753 Forest Trail	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050025000	67 Rusty Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050029000	19 Rusty Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033060007000	3 Berner Street	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070005000	123 Alpine Circle	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070006000	103 Alpine Circle	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070008000	63 Mala Ulice	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033081004000	373 Alpine Circle	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180004000	84 Hidden Valley Road	0.46	HDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180016000	175 Hidden Valley Road	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180021000	33 Hidden Valley Road	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033210001000	46 Kelley Road	0.18	HDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033210009000	146 Kelley Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033230016000	61 Innsbruck Place	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270005000	45 Pinehurst Drive	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270030000	123 Silver Tip Lane	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270041000	241 Monterey Pine Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270048000	81 Sugar Pine Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270052000	43 Sugar Pine Drive	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270060000	296 Monterey Pine Road	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290002000	1444 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290010000	22 Monterey Pine Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290015000	90 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290016000	104 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290018000	130 Monterey Pine Road	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290027000	107 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300002000	1585 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300008000	1650 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300009000	1662 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
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									ELI	Very Low	Low	Mod	AM	
033300010000	1674 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300013000	1710 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021005000	46 Knob Hill Lane	0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021008000	61 Knob Hill Lane	0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021019000	401 Pinecrest Avenue	0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021028000	329 Pinecrest Avenue	0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035022025000	302 Pinecrest Avenue	0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035050001000	212 Forest Trail	1.23	LDR-2	RSF	Yes	4	4	4	0	0	0	0	4	Y
035051005000	222 Forest Trail	0.46	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035051006000	202 Forest Trail	0.46	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035052002000	277 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035052019000	68 Snowcrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035053002000	63 Snowcrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035053007000	110 Pinecrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035270007000	71 Shady Rest Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035270016000	84 Shady Rest Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037210020000	62 Wagon Wheel Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220005000	379 Wagon Wheel Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220015000	34 Hub Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220017000	22 Hub Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220019000	458 Wagon Wheel Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220020000	98 Wagon Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220025000	44 Wagon Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220027000	20 Wagon Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037230003000	568 Wagon Wheel Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037230008000	498 Wagon Wheel Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020001000	205 Hillside Drive	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020007000	303 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020011000	355 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020017000	441 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020035000	428 Hillside Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020038000	396 Hillside Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020040000	370 Hillside Drive	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020046000	290 Hillside Drive	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039040002000	16 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039040013000	2 Val D'isere Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039040037000	268 Cortina Court	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039040051000	404 Chamonix Place	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039041002000	329 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039041015000	81 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
APPENDIX A DETAILED SITES INVENTORY

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									ELI	Very Low	Low	Mod	AM	
039041020000	29 St. Anton Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039041022000	9 St. Anton Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050005000	470 Courchevel Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050006000	476 Courchevel Court	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050007000	2 Kitzbuhel Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050012000	29 Kitzbuhel Place	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050031000	417 Mammoth Knolls Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050039000	102 Lecht Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050042000	126 Lecht Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050059000	13 Garmisch Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050060000	1 Garmisch Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050065000	343 Mammoth Knolls Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050066000	333 Mammoth Knolls Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050074000	189 Mammoth Knolls Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050077000	160 Mammoth Knolls Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050082000	455 Grindelwald Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039060003000	26 Holiday Way	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039060005000	50 Holiday Way	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080005000	158 Grindelwald Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080006000	170 Grindelwald Road	0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080008000	190 Grindelwald Road	0.56	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
039080009000	198 Grindelwald Road	0.44	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080016000	117 Grindelwald Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090003000	119 Holiday Way	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090005000	153 Holiday Circle	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090006000	171 Holiday Way	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090007000	175 Holiday Way	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080007000	500 Ranch Road	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080009000	460 Ranch Road	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080018000	351 Ranch Road	0.34	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080019000	391 Ranch Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080020000	401 Ranch Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080021000	421 Ranch Road	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080034000	530 Ranch Road	0.55	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
040090001000	1 Ridge Way	0.36	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090002000	5 Ridge Way	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090004000	23 Ridge Way	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090005000	35 Ridge Way	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090016000	92 Ridge Way	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100008000	119 Panorama Drive	0.30	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
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									ELI	Very Low	Low	Mod	AM	
040100009000	133 Panorama Drive	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100010000	147 Panorama Drive	0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100011000	161 Panorama Drive	0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100012000	175 Panorama Drive	0.47	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100017000	344 Ridge Way	0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100031000	191 Ridge Way	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100034000	247 Ridge Way	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100037000	291 Ridge Way	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060014000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060015000		0.13	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060022000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060024000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060025000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100055000	40 Crystal Lane	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031110018000	161 Crystal Lane	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031110019000	46 Horseshoe Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031120016000	608 Canyon Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031120037000	1752 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037210059000	175 Wagon Wheel Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080004000	162 Grindelwald Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080059000	110 Hillside Drive	0.20	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031080060000	130 Hillside Drive	0.21	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031080061000	150 Hillside Drive	0.21	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031110026000		0.45	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031110027000	107 Lakeview Blvd.	0.53	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033020010000		3.42	NVSP	SP	Yes	48 to 80	6	5	0	0	0	0	5	Y
033020011000		0.54	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033020021000		0.68	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033020033000		1.10	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033020036000		1.04	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033041015000	6220 Minaret Road	0.48	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033041016000	111 Berner Street	1.11	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033043003000	6060 Minaret Road	1.54	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033043005000	6156 Minaret Road	0.66	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033043012000	85 Berner Street	0.83	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033043016000	6158 Minaret Road	0.28	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033043019000	6180 Minaret Road	0.53	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100002000	143 Lake Mary Road	0.46	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100004000	Town of Mammoth Lakes	0.11	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100005000	105 Lake Mary Road	0.11	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y

HOUSING ELEMENT
APPENDIX A DETAILED SITES INVENTORY

APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
03310006000	589 Minaret Road	0.59	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100016000		0.37	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100018000		0.60	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100032000	5901 Minaret Road	0.45	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100037000	5781 Minaret Road	3.13	NVSP	SP	Yes	48 to 80	6	5	0	0	0	0	5	Y
033100038000	5857 Minaret Road	0.06	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100039000	5699 Minaret Road	4.10	NVSP	SP	Yes	48 to 80	7	6	0	0	0	0	6	Y
033100040000	5701 Minaret Road	0.10	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
039030014000	150 Berner Street	0.38	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
039030015000	6244 Minaret Road	1.73	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033110020000	5948 Main Street	0.54	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033110021000	5948 Main Street	0.72	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100031000	5947 Minaret Road	0.36	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031260013000	746 John Muir Road	0.31	R	R	Yes	Per Master Plan	3	2	0	0	0	0	2	Y
031260012000	83 Bridges Lane	0.24	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031260006000	70 Bridges Lane	0.19	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031260011000	89 Bridges Lane	0.23	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031260008000	82 Bridges Lane	0.20	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031260010000	92 Bridges Lane	0.32	R	R	Yes	Per Master Plan	3	2	0	0	0	0	2	Y
031260014000	740 John Muir Road	0.26	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240001000	700 John Muir Road	0.44	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240004000	721 John Muir Road	0.15	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240024000	56 Bridges Lane	0.44	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240019000	4 Greyhawk Court	0.31	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240022000	3 Greyhawk Court	0.30	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
31240020000	2 Greyhawk Court	0.28	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240005000		0.34	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240008000	49 Bridges Lane	0.32	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240009000	47 Bridges Lane	0.37	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240010000	45 Bridges Lane	0.39	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240011000	43 Bridges Lane	0.31	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240013000	39 Bridges Lane	0.41	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240016000	33 Bridges Lane	0.30	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240017000	31 Bridges Lane	0.66	R	R	Yes	Per Master Plan	3	1	0	0	0	0	1	Y
031240025000	57 Bridges Lane	0.15	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
032040008000	1074 Majestic Pines Drive	0.78	R	R	Yes	Per Master Plan	9	9	0	0	0	0	9	Y
032040012000	3256 Meridian Blvd.	2.98	R	R	Yes	Per Master Plan								Y
032040012000	3256 Meridian Blvd.	0.28	R	R	Yes	Per Master Plan								Y
032150001000		0.28	R	R	Yes	Per Master Plan								Y
032150003000		0.28	R	R	Yes	Per Master Plan								Y

HOUSING ELEMENT
APPENDIX A: DETAILED SITES INVENTORY

APN	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units	Income Categories					Infrastructure Available?
									ELI	Very Low	Low	Mod	AM	
032150009000	165 Juniper Road	0.28	R	R	Yes	Per Master Plan								Y
032150010000	177 Juniper Road	0.26	R	R	Yes	Per Master Plan								Y
032150011000	190 Juniper Road	0.33	R	R	Yes	Per Master Plan								Y
032150021000	43 Juniper Court	0.28	R	R	Yes	Per Master Plan								Y
032150022000	57 Juniper Court	0.27	R	R	Yes	Per Master Plan								Y
032150023000	65 Juniper Court	0.30	R	R	Yes	Per Master Plan								Y
032150024000	73 Juniper Court	0.32	R	R	Yes	Per Master Plan								Y
032150029000	64 Juniper Road	0.23	R	R	Yes	Per Master Plan								Y
032150036000	204 Juniper Road	0.24	R	R	Yes	Per Master Plan								Y
032150037000	17 Old Juniper Lane	0.24	R	R	Yes	Per Master Plan								Y
033310003000	37 Evening Star Drive	0.29	R	R	Yes	Per Master Plan	492	492	0	0	0	0	492	Y
033310009000	185 Starwood Drive	0.32	R	R	Yes	Per Master Plan								Y
033310010000	171 Starwood Drive	0.28	R	R	Yes	Per Master Plan								Y
033310012000	137 Starwood Drive	0.29	R	R	Yes	Per Master Plan								Y
033310013000	123 Starwood Drive	0.31	R	R	Yes	Per Master Plan								Y
033310014000	109 Starwood Drive	0.32	R	R	Yes	Per Master Plan								Y
033320001000	78 Starwood Drive	0.30	R	R	Yes	Per Master Plan								Y
033421032000	194 E. Bear Lake Drive	0.81	R	R	Yes	Per Master Plan								Y
033421030000	166 E. Bear Lake Drive	0.46	R	R	Yes	Per Master Plan								Y
033421031000	172 E. Bear Lake Drive	0.51	R	R	Yes	Per Master Plan								Y
033421035000	86 E. Bear Lake Drive	0.42	R	R	Yes	Per Master Plan								Y
033421018000	56 Bear Cub Lane	0.38	R	R	Yes	Per Master Plan								Y
033420012000	313 E. Bear Lake Drive	0.33	R	R	Yes	Per Master Plan								Y
033420005000	463 E. Bear Lake Drive	0.21	R	R	Yes	Per Master Plan								Y
033350006000	209 Starwood Drive	0.27	R	R	Yes	Per Master Plan								Y
033350010000	225 Starwood Drive	0.34	R	R	Yes	Per Master Plan								Y
033350011000	229 Starwood Drive	0.27	R	R	Yes	Per Master Plan								Y
033350012000	333 Starwood Drive	0.44	R	R	Yes	Per Master Plan								Y
033350018000	340 Starwood Court	0.33	R	R	Yes	Per Master Plan								Y
033350019000	222 Starwood Drive	0.30	R	R	Yes	Per Master Plan								Y
033350021000	214 Starwood Drive	0.49	R	R	Yes	Per Master Plan								Y
033350022000	210 Starwood Drive	0.44	R	R	Yes	Per Master Plan								Y
033360001000	2002 Lodestar Drive	0.48	R	R	Yes	Per Master Plan								Y
033360002000	2006 Lodestar Drive	0.37	R	R	Yes	Per Master Plan								Y
033360005000	2012 Lodestar Drive	0.32	R	R	Yes	Per Master Plan								Y
033360009000	2020 Lodestar Drive	0.27	R	R	Yes	Per Master Plan								Y
033360010000	2022 Lodestar Drive	0.41	R	R	Yes	Per Master Plan								Y
033380006000	2055 Sierra Star Parkway	6.06	R	R	Yes	Per Master Plan								Y
033380008000	1330 West Bear Lake Drive	3.27	R	R	Yes	Per Master Plan								Y
033380007000		3.21	R	R	Yes	Per Master Plan								Y

HOUSING ELEMENT
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									ELI	Very Low	Low	Mod	AM	
033380005000		2.51	R	R	Yes	Per Master Plan								Y



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