



Housing Choice & Needs Survey Results

Town of Mammoth Lakes

FINAL REPORT

Report

January 9, 2018

Town of Mammoth Lakes Housing Choice & Needs Survey Results

Prepared for

Town of Mammoth Lakes
437 Old Mammoth Road
Suite R
Mammoth Lakes, CA 93546

Prepared by

BBC Research & Consulting
1999 Broadway, Suite 2200
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com



Table of Contents

Housing Choice & Needs Survey Results

- Methodology1
- Who are Mammoth Lakes Residents?.....1
- Who are Mammoth Lakes Homeowners?.....7
- Who are Mammoth Lakes Renters?16
- Child Care Needs24
- Who are Mono County’s Seasonal Residents?24
- Employer Perspectives27

TOWN OF MAMMOTH LAKES

Housing Choice & Needs Survey Results

This report presents findings for the Town of Mammoth Lakes from the Mono County Housing Choice and Needs Survey and includes:

- The Mammoth Lakes Planning Area section of the Mono County Housing Needs Assessment and Residential Survey report (*Who are Mammoth Lakes' residents?* below);
- Profiles of Mammoth Lakes homeowners and renters;
- Discussion of child care needs of Mammoth Lakes families with children ages six or younger; and
- Mono County seasonal residents.

Local employers participated in a survey about future job growth and the extent to which the County's housing market impacts employee recruiting and retention.

Methodology

The 2017 Housing Choice and Needs Survey has two components, an online survey open to all Mono County residents and workers and a telephone survey of year-round County residents living in low income areas or whose household size and income meet State CDBG low income guidelines. The Low Income Survey (telephone survey) was fielded in February 2017 and the online survey (Resident Sample, Seasonal Residents, In-Commuters) was open from March 2017 through the end of May 2017. Overall, more than 1,000 residents and in-commuters responded to the Housing Choice and Needs Survey.

- Low Income Survey—301 participants overall, 166 live in Mammoth Lakes;
- Resident Sample—868 participants overall, 571 live in Mammoth Lakes;
- Seasonal Residents—118 participants; and
- In-Commuters—79.

A total of 41 employers participated in the Employer Survey.

Who are Mammoth Lakes Residents?¹

The greatest proportion of Mammoth Lakes respondents (41%) live with a spouse or partner and no children and one in four (24%) live with a spouse/partner and children. The second

¹ This section is the Mammoth Lakes Planning Area profile included on pages III-36 to III-40 in the Mono County Housing Needs Assessment and Residential Survey to preserve consistency between the documents.

greatest proportion of Mammoth Lakes residents (30%) live in households composed of roommates or friends. The Mammoth Lakes Planning Area has the youngest population compared to other Planning Areas—more than one-third of respondents are age 34 or younger (35%) and just 8 percent are 65 or older. Slightly more than half of residents (52%) rent. Fewer than one in 20 residents (4%) report living in overcrowded conditions (more than two people per bedroom).

What is the condition of Mammoth Lakes residents' housing? One in four Mammoth Lakes residents rate their home to be in excellent condition (25%) and 49 percent in good condition. One in five (21%) consider their home to be in fair condition and 6 percent rate their home's condition as poor. Nearly half (45%) of those with homes in fair or poor condition need weatherization repairs; other top repair needs are windows (36%) and heating systems (23%).

What were the most important factors in choosing their current home? Price was the most important factor in choosing their home for more than half of Mammoth Lakes residents (55%), followed by having a garage/covered parking space (31%) and owning rather than renting (27%).

Mammoth Lakes resident housing costs and affordability. Median monthly rent in the Mammoth Lakes is \$1,296 and the median monthly mortgage is \$1,550. Overall, 15 percent of Mammoth Lakes respondents pay monthly HOA fees and the median fee is \$375.

Mammoth Lakes residents employed a number of strategies to afford housing costs in Mammoth Lakes in the past year:

- Two in five (42%) sought additional employment;
- Three in 10 (31%) receive financial support from family or friends;
- One in five (18%) used retirement, pension or trust fund;
- One in five (17%) rented out a room in their home;
- One in 10 (10%) applied for public assistance;
- One in 20 (5%) were at risk of eviction or foreclosure; and
- One in 30 (25%) rented their home out as a vacation rental.

Overall, 13 percent of Mammoth Lakes respondents live with family or friends due to a lack of housing—the highest proportion of the Planning Areas examined. Three out of four (76%) of these respondents live with friends or family because they cannot find an affordable place to rent. Half cannot find an affordable place to buy (47%); in addition to a lack of affordability, 60 percent say they live with family or friends because of a lack of places to rent regardless of price. One in five respondents (18%) has friends or family living with them due to a lack of housing. Primary reasons offered for why friends or family live with them are a lack of affordable units to rent (69%) and a lack of units to rent, regardless of price (63%). A lack of affordable residences to buy is a primary factor as well (40% cannot afford available properties to buy; 21% cannot find a place to buy, regardless of price).

What would be most beneficial to their household to make living in Mammoth Lakes more affordable? Overall, 79 percent of Mammoth Lakes respondents identified a policy or program that would be most beneficial to their household with respect to making living in Mammoth Lakes more affordable. Nearly one-third (32%) identified a first-time homebuyer downpayment assistance program as most beneficial, followed by weatherization and energy efficiency (23%) and discounted utility costs based on financial need (19%).

What are Mammoth Lakes residents' future plans? Nearly two in five Mammoth Lakes respondents plan to move in the next five years (37%), the greatest proportion among the Planning Areas. Becoming a homeowner (45%) and buying a more affordable home (37%) were the top two reasons for planning to move followed by seeking a more affordable home to rent (25%). More than 10 percent (12%) plan to sell their home in the next five years. Living in a larger home and moving to a different town or neighborhood are the main reasons the greatest proportion plan to sell their homes.

Slightly less than 10 percent (8%) plan to convert their residence to an income property in the next five years. Half plan to lease to long-term tenants and the remainder are split between seasonal rentals and shorter term arrangements (less than one month).

Mammoth Lakes homeowners who own other Mono County residential properties.

Overall, 15 percent of Mammoth Lakes homeowners own other residential properties in Mono County. Most (68%) rent their units long term (six months or more) and one in five (16%) lease properties on a short-term basis. Those who prefer long term leases shared a desire to provide local workforce housing and described negative externalities of short term lease arrangements.

- *"I would not want to subject my friends and neighbors to deal with the parking and noise problems."*
- *"I plan on buying a new place for me and rent out my current condo. The CC&Rs dictate that I can only rent long term."*
- *"I understand the housing shortage and would like to help out locals."*
- *"It is an easier rental. Dealing with one or two people every 6 months-year. Don't have to find someone to clean the house every weekend."*
- *"The local workforce is the reason this town is a center for tourism. We need to support those people in availability of housing, especially affordable housing. This town is full of greedy pigs who care more about making money off of tourism and rentals than housing the people who make tourism possible."*
- *"Vacation rentals are a nuisance to neighbors so long term rental only or I will sell."*

Those who prefer seasonal or short term leases point to the higher income derived as the primary reason for renting on a short term basis.

- *“I would lose money if I rented my condo out long term, instead I rent it out short term for a big enough profit that I was able to quit my high paying job to go to a more flexible job. If I were forced to rent out long term I would just sell my condo.”*
- *“I’ve discovered I can make more money renting via Airbnb.”*
- *“I can make 2-4 times as much renting to vacationers.”*
- *“It would be more money.”*
- *“Much higher returns and cash-flows.”*

Infographic data sources: In the following graphics, the number of owner-occupied units comes from the 2015 ACS; all other data are drawn from the Housing Choice Survey results.

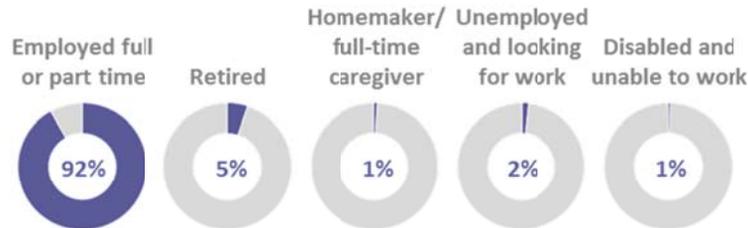


MAMMOTH LAKES PLANNING AREA

RESIDENT CHARACTERISTICS



LABOR FORCE PARTICIPATION (YEAR-ROUND RESIDENTS)

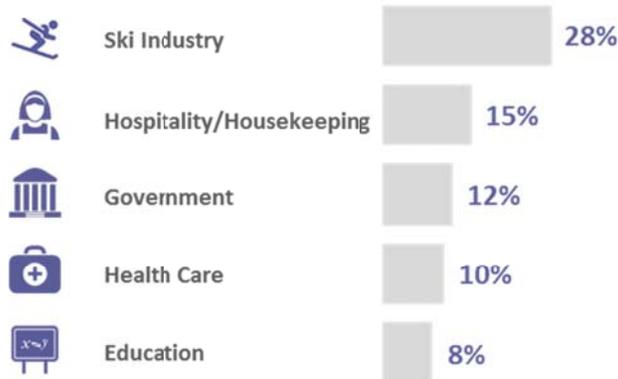


MEDIAN MONTHLY HOUSING COSTS

Mortgage	HOA fees
\$1,550	\$375
Rent	Utilities
\$1,296	\$300

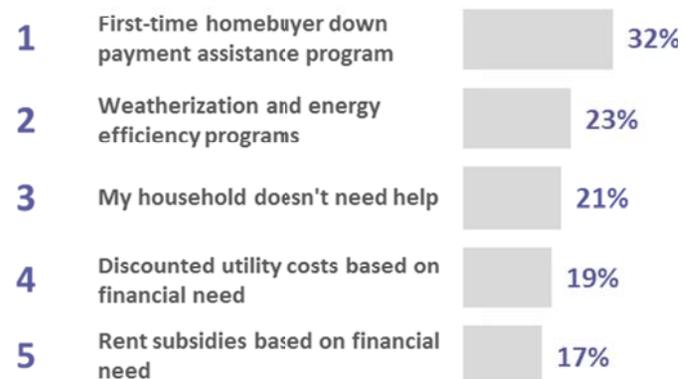


TOP INDUSTRIES OF WORKING ADULTS



Which of the following would be most beneficial to your household to make living in Mammoth Lakes more affordable?

TOP 5 RESPONSES FROM RESIDENTS





MAMMOTH LAKES PLANNING AREA

HOUSING TYPES AND USES

ICON GUIDE

Detached single family home



Attached single family home



Condo/apartment



Accessory dwelling unit

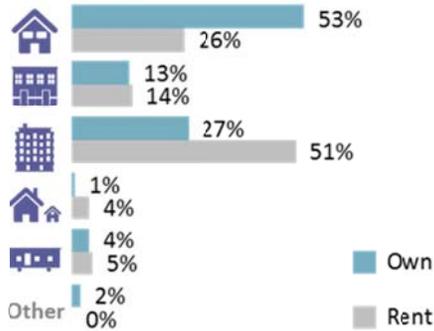


Mobile/manufactured home

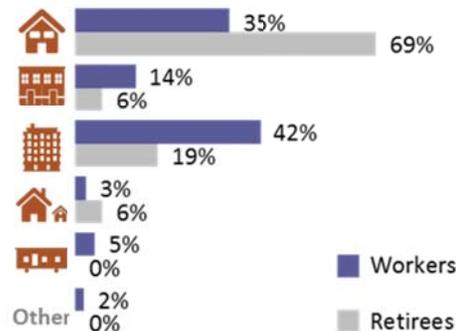


9,830 TOTAL HOUSING UNITS { 1,249 OWNER-OCCUPIED 1,444 RENTER-OCCUPIED 5,993 SEASONAL UNITS

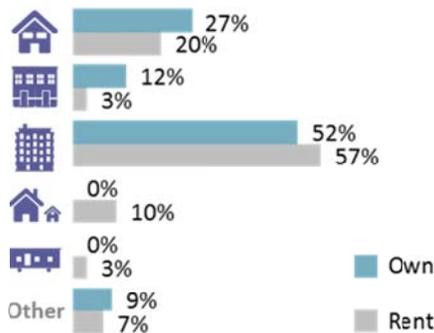
YEAR-ROUND RESIDENTS



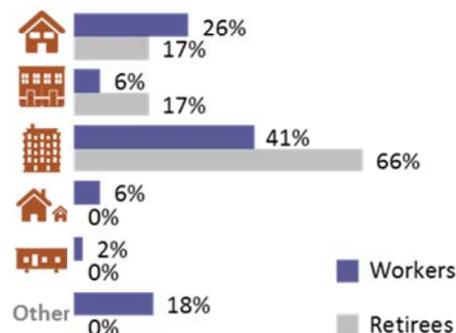
WORKERS V. RETIREES



SEASONAL RESIDENTS



WORKERS V. RETIREES



15% OF MAMMOTH LAKES HOMEOWNERS OWN ADDITIONAL MONO COUNTY RESIDENTIAL PROPERTIES

Other Property Uses

- 4% Second home/vacation residence, for personal use only
- 68% Income property for rent to tenants with long term leases (6 months or more)
- 0% Income property for rent to tenants on seasonal basis (2-3 months or season)
- 22% Income property for rent to short term tenants (less than 1 month stays)
- 4% Undeveloped land with future plans for personal use dwelling
- 2% Undeveloped land with future plans for income-generating dwelling(s)

Note: Additional property is not necessarily located in Mammoth Lakes

Who are Mammoth Lakes Homeowners?

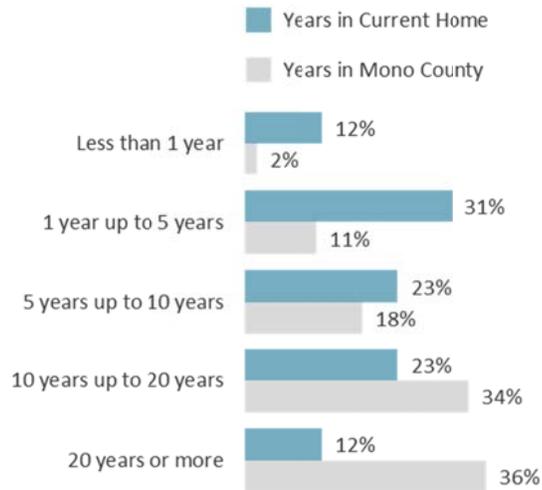
About half (53%) of Mammoth Lakes homeowners who responded to the resident survey live in detached single family homes; 27 percent live in condos, 13 percent in townhomes/duplexes and 4 percent live in mobile or manufactured homes.

How long have they lived in Mono County? In their home? More than one-third (36%) of Mammoth Lakes homeowners have lived in Mono County for 20 years or more, but only 12 percent have lived in their current home for more than 20 years. The greatest proportion of Town homeowners (31%) have lived in their current home for one year up to five years. Slightly more than one in 10 (12%) have lived in their current home for less than one year.

Figure 1.
Years Lived in Current Home and
Years Lived in Mono County—
Homeowners

Note:
n=232 resident homeowners.

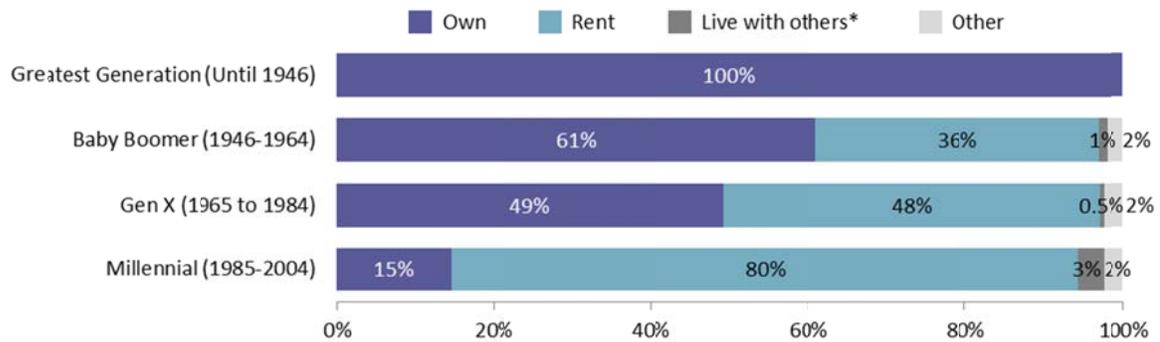
Source:
2017 Housing Choice and Needs Survey, Resident
Sample.



Homeowners responding to the Low Income survey are twice as likely as Resident sample respondents to have lived in their current home for 10 years or more (62% Low Income sample versus 34% Resident sample).

Do homeownership rates vary by generation? Yes. Not surprisingly, younger residents are much less likely than others to own their Mammoth Lakes home. While nearly half of Gen X residents are homeowners, only 15 percent of Millennials own their home. The significant gap in Millennial homeownership is a function of many factors, including: higher home prices than those experienced by prior generations; higher downpayment requirements; a higher proportion of first-time homebuyers in the Millennial generation, so fewer enter the Mammoth Lakes market with the proceeds from a prior home's sale; few starter homes are available in the market; and a decision to delay homeownership until later in life.

Figure 2.
Do you own or rent your current residence in Mammoth Lakes—Generation

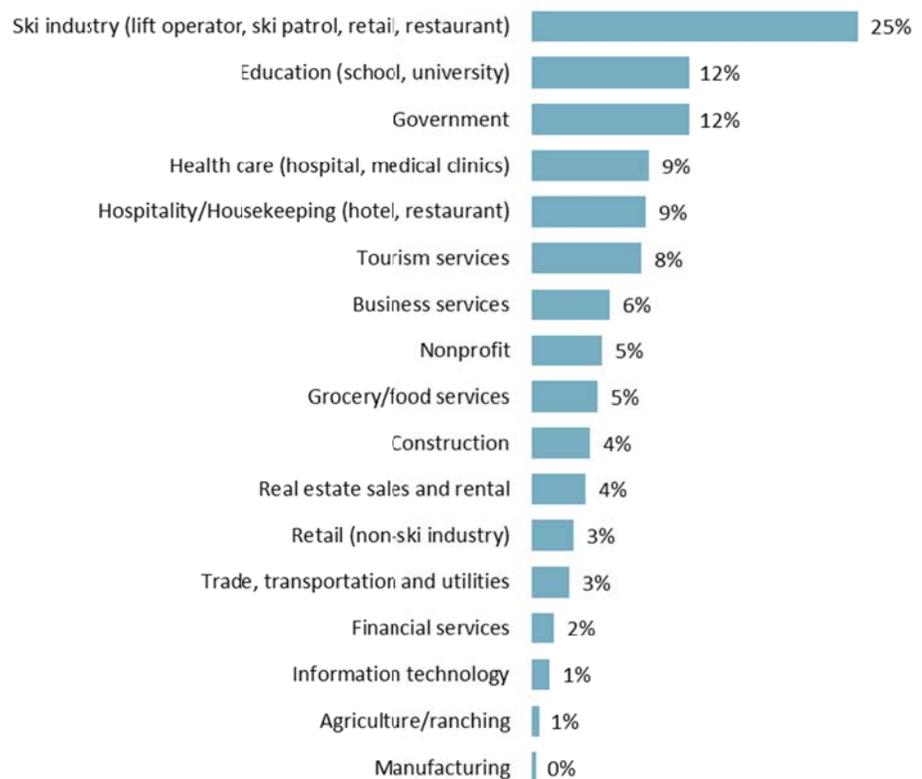


Note: n=10 Greatest Generation, 95 Baby Boomers, 201 Gen X and 122 Millennials. *Full response option: “Live with others and offer services in exchange for rent.” Other responses include homeless, camping and owning an RV but not the location where it is parked.

Source: 2017 Housing Choice and Needs Survey, Resident Sample.

What are homeowners’ workforce characteristics? Most Mammoth Lakes adults in homeowner households (87%) work full or part time, and 10 percent are retired. On average, working homeowner adults are employed in 1.2 jobs and average 41.7 hours per week. One in five (19%) work two or more jobs. The greatest proportion of Mammoth Lakes adults in homeowner households are employed in the ski industry (25%), followed by education (12%) and government (12%).

Figure 3.
Industry of Employment—Working Adults in Homeowner Households



Note:
n=335 employed adults in homeowner households. Numbers add to greater than 100 percent due to multiple jobs.

Source:
2017 Housing Choice and Needs Survey, Resident Sample.

What is the condition of homeowners' housing? Overall, Mammoth Lakes homeowners rate the condition of their home as excellent (41%) or good (50%). Only 9 percent rate their home as being in fair (8%) or poor condition (1%). As shown in the Homeowner Housing Characteristics and Needs infographic (page 11 below), housing condition among the Town's homeowners varies by housing type. Half of single family homeowners rate their home's condition as excellent, compared to 29 percent of townhome owners and 31 percent of condo owners.

Among the homeowners who consider their property to be in fair or poor condition, more than half need window repair or replacement. Flooring (46%) and interior wall repairs (33%) are the other top needed repairs.

What were the most important factors in choosing their current home? Deciding to buy a particular home is based on a number of considerations. Mammoth Lakes homeowners rated the individual importance of the following factors as very important (score of 7, 8 or 9 on a 9 point scale):

- Owning instead of renting (77% very important);
- Price/affordability/cost (71% very important);
- Having a garage/covered parking space (62% very important);
- Having high speed Internet that enables work from home (telecommute, telework) (61% very important);
- Storage space (54% very important);
- Living in a more resident-focused area (or condo complex with mostly local residents) rather than a tourist-focused area (or condo complex with mostly vacation rentals) (51% very important);
- Having a short (less than 15 minutes) commute (50% very important);
- Being able to easily walk, bike or take transit to a shopping center with a grocery store, café, and other shops (43% very important);
- Having private outdoor space outside my home (42% very important);
- Availability of medical services and fast emergency service response times (42% very important);
- Having a lot of space outside the home (e.g., large yard/property, close to open space) (34% very important);
- Being able to easily walk, bike, or take transit or an employer shuttle to work (34%);
- Having a lot of space inside the home (e.g., number of bedrooms, guest room, separate play room, etc.) (27% very important);
- Having direct access to a ski resort (19% very important);
- Being able to rent my home for income as a short-term or vacation rental (11% very important);

- Being able to rent a room/part of my home to local tenants/local workforce (not vacation rental) for extra income (10% very important); and
- Accessibility (no stairs, single level floor plan, main floor master, elevator access) (8% very important).

After rating the individual importance of a number of factors that influenced their choice of home, homeowners identified the three factors which were most important to their decision:

- Owning rather than renting (56%);
- Price/affordability (47%); and
- Having a garage or covered parking space (44%).

Infographic data sources: In the following graphic, the number of owner-occupied units comes from the 2015 ACS; all other data are drawn from the Housing Choice Survey results.



MAMMOTH LAKES HOMEOWNERS

HOUSING CHARACTERISTICS & CONDITIONS

1,249
OWNER-OCCUPIED
HOUSING UNITS

ICON GUIDE

Detached single family home



Attached single family home



Condo/apartment



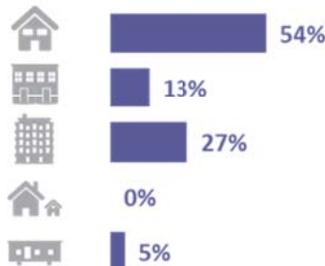
Accessory dwelling unit



Mobile/manufactured home



HOUSING TYPE



HOUSING CONDITION



MOST NEEDED REPAIRS OF FAIR/POOR UNITS

- 1 Windows
- 2 Flooring
- 3 Interior Walls



MOST IMPORTANT FACTORS IN CHOOSING CURRENT HOME

- 1 Owning instead of renting
- 2 Price/affordability/cost
- 3 Having a garage/covered parking
- 4 Living in a more resident-focused area (or condo complex with mostly local residents) rather than a tourist-focused area
- 5 (tie) Having a lot of space inside the home (e.g., number of bedrooms, guest room, separate play room, etc.)
- 5 (tie) Having a short (less than 15 minutes) commute



LEAST IMPORTANT FACTORS IN CHOOSING CURRENT HOME

- 14 Being able to rent a room/part of my home to local tenants/local workforce (not vacation rental) for extra income
- 15 Availability of medical services and fast emergency service response times
- 16 Accessibility (no stairs, single level floor plan, main floor master, elevator access)

The Homeowner Housing Needs and Preferences graphic presents homeowners' monthly housing costs, strategies homeowners employed in the past year to pay for housing costs, the reasons why some homeowners have friends or family living with them, the type of assistance needed to make living in the County more affordable and their future plans for their residence.

Housing costs and affordability. The median monthly mortgage of Mammoth Lakes homeowners who participated in the Resident survey is \$1,600 per month and is \$1,500 per month for those from the Low Income resident and area sample. One in four homeowners has a mortgage payment (including insurance and taxes) of \$1,000 or less per month and 25 percent pay \$2,200 or more. More than half of homeowners (56%) pay monthly HOA fees; the median is \$300 per month.

Are homeowners overcrowded? Overall, 6 percent of Mammoth Lakes homeowners are living in overcrowded (more than two people per bedroom) situations. None of the homeowners with overcrowded situations live in deed-restricted units.

More than one in 10 homeowners (11%) have friends or family living with them due to a lack of housing. For most, the places available to rent are too expensive, but more than half live with Mammoth Lakes homeowners because there are too few units available to rent, regardless of price. More specifically, friends and family live with Mammoth Lakes homeowners because they:

- Cannot afford the monthly rent of the places that are available to rent in Mono County (65%);
- Cannot find a place to rent, regardless of price—there are no/too few units available to rent (52%);
- Cannot afford to buy one of the residences that are for sale in Mono County (25%);
- Cannot find a place to rent long term (six month lease or longer) (26%);
- Cannot afford the down payment to buy a home (26%);
- Cannot find a place to buy, regardless of price—there are no/too few units available to buy (9%);
- Can afford to pay rent, but I can't afford the first/last month rent, security deposit required to rent a place (4%); and
- Cannot find a mortgage lender (4%).

Who lives in deed-restricted units? Overall, 8 percent of the Mammoth Lakes homeowners who participated in the survey own deed-restricted units. Deed-restricted homeowner households are:

- ***Younger than the typical market rate homeowners*** (median age range of deed-restricted owners is 35 to 44 compared to 45 to 54 among market rate homeowners). None of the deed-restricted homeowners who participated is age 55 or older, compared to 36 percent of market rate homeowner survey respondents.
- ***More likely to be couples with children*** (60% compared to 31% of market rate homeowners);

- **More likely to be Hispanic** (20% compared to 6% of market rate homeowners);
- **More likely to have lived in their home for less than 10 years** (94% compared to 63% of market rate homeowners);
- **About as likely as market rate homeowners to have family or friends live with them** due to lack of housing (13% of deed-restricted owners compared to 11% of market rate homeowners);
- **More likely to have applied for public assistance** in the past year (15% compared to 6% of market rate homeowners);
- **More likely to have sought additional employment** in the past year (43% compared to 29% of market rate homeowners);
- **More likely to receive financial support** from family or friends (50% compared to 19% of market rate homeowners);
- **Less likely to have rented out a room in their home** (9% compared to 17% of market rate homeowners); and
- **Have not rented their home as a vacation rental** (0% compared to 2% of market rate homeowners).

What would be most beneficial to their household to make living in Mammoth Lakes more affordable?

In addition to offering their own suggestions, survey respondents had the opportunity to select from 16 options to make living in Mammoth Lakes more affordable that would be most beneficial to their household. The greatest proportion of homeowners (38%) reported that their household did not need resources to make living in the community more affordable. The remainder identified the following as most beneficial to their household:

- Weatherization and energy efficiency programs (28%);
- Minor home repair program (22%); and
- Discounted utility costs based on financial need (14%).

What are homeowners' future plans? Overall, 12 percent of Mammoth Lakes homeowners plan to sell in the next five years. Slightly less than one in 10 Mammoth Lakes homeowners (8%) plan to convert their home into a rental unit in the next five years. Of those planning to convert half (51%) intend to rent to long-term tenants (leases of 6 months or longer); 28 percent plan seasonal leases (2 to 5 month leases); and 21 percent plan for short term leases (less than 1 month).

Homeowners who own other Mono County residential properties. Among the Mammoth Lakes homeowners who participated in the survey, 15 percent own one or more residential properties in Mono County in addition to their personal residence. The primary use of the other residential properties owned by Mammoth Lakes homeowners is:

- Income property for rent to tenants with long term leases (six months or more) (63%);
- Income property for rent to short term tenants (less than 1 month stays) (20%);
- Undeveloped land with future plans for personal use dwelling (11%);

- Second home/vacation residence, for personal use only (4%); and
- Undeveloped land with future plans for income-generating dwelling(s) (2%).

Most of those choosing to lease their other residential properties on a short term basis do so in order to maximize the income from their investment property.

- *“I would lose money if I rented my condo out long term, instead I rent it out short term for a big enough profit that I was able to quit my high paying job to go to a more flexible job. If I were forced to rent out long term I would just sell my condo.”*
- *“Village condo purchased in 2005 as an investment for nightly rentals.”*



MAMMOTH LAKES HOMEOWNERS

HOUSING NEEDS AND PREFERENCES

2 in 5
would build an ADU
if they had the
resources



MEDIAN MONTHLY HOUSING COSTS

	Year-Round Residents	Low Income
Mortgage	\$1,600	\$1,500
Utilities	\$300	\$300
HOA Fees	\$375	\$375
% Paying HOA	56%	55%



Which of the following would be most beneficial to your household to make living in Mono County more affordable?

TOP 3 RESPONSES FROM RESIDENTS

- 1 My household does not need these programs **38%**
- 2 Weatherization and energy efficiency programs **28%**
- 3 Minor home repair program **22%**



IN ORDER TO AFFORD HOUSING COSTS IN THE PAST YEAR...

- 1 in 5** received financial support from family/friends
- 3 in 10** sought additional employment
- 1 in 6** rented out a room in their home
- 1 in 14** applied for public assistance
- 2 in 50** rented home as a vacation rental



1 IN 10 HAVE FRIENDS/FAMILY LIVE WITH THEM BECAUSE THEY...

- Cannot afford the monthly rent of the places that are available to rent in Mono County **65%**
- Cannot find a place to rent, regardless of price—there are no/too few units available **52%**
- Cannot afford to buy one of the residences that are for sale in Mono County **26%**
- Cannot find a place to rent long term (six months lease or longer) **26%**
- Cannot afford the down payment to buy a home **26%**



FUTURE PLANS

12% plan to sell in the next 5 years

8% plan to convert their home to a rental in the next 5 years



Of these:

51% plan long-term leases

28% plan seasonal leases

21% plan short-term rentals

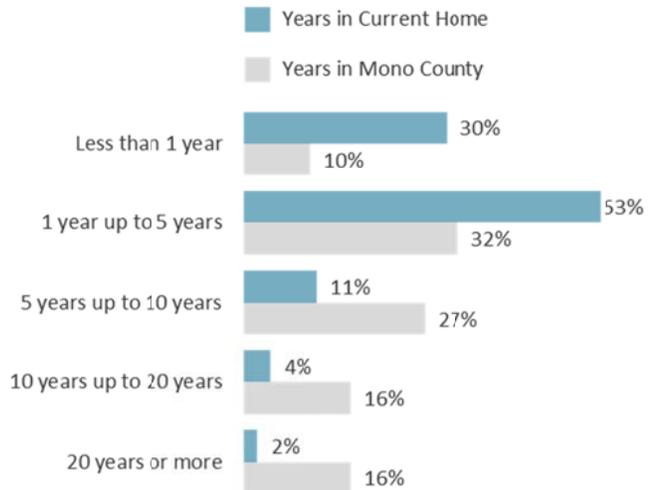
Who are Mammoth Lakes Renters?

How long have they lived in Mono County? In their home? Mammoth Lakes renters include long time residents—32 percent have lived in Mono County for 10 years or more—and relative newcomers—two in five have lived in the county for less than five years. Renters are more mobile, even within Mono County. More than four in five renters have lived in their current home for less than five years. Three in 10 have been in their current home for less than one year even though only one in 10 moved to the county in the past year.

Figure 4.
Years Lived in Current Home and
Years Lived in Mono County—
Renters

Note:
n=276 resident renters.

Source:
2017 Housing Choice and Needs Survey, Resident Sample.



What are renters' workforce characteristics? Mammoth Lakes renters work; 95 percent are employed full or part time. On average, renters work 42 hours per week and 16 percent hold more than one job. More than one in four work directly for the ski industry and 17 percent are employed in housekeeping or hospitality. One in 10 is employed by the public sector (government) and one in 10 work in health care.

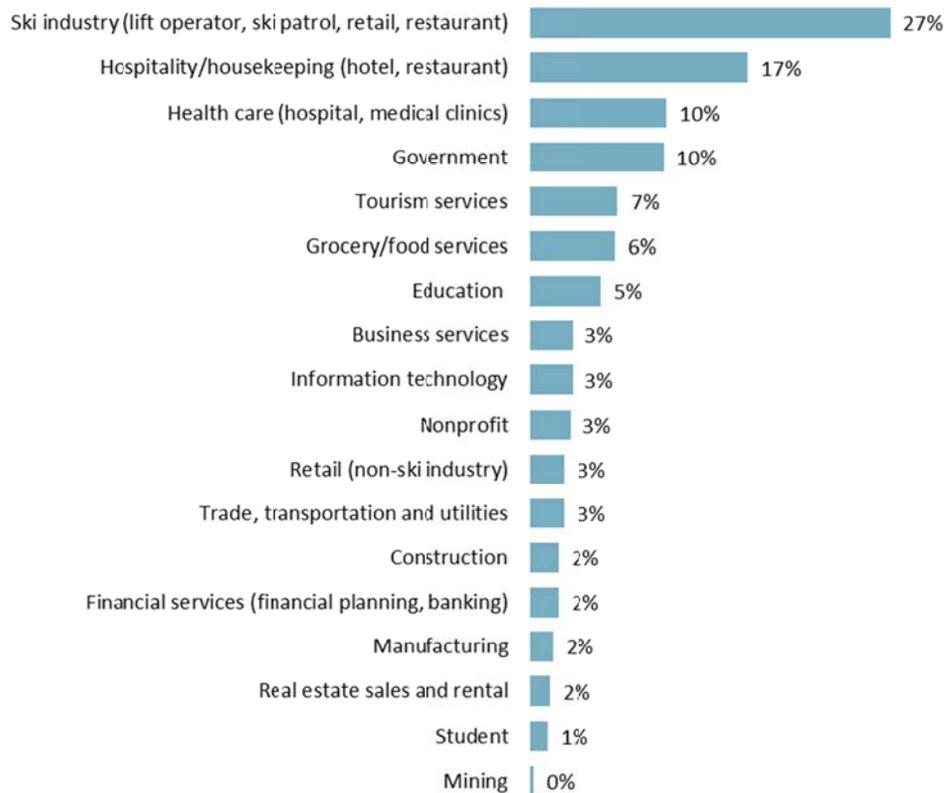
**Figure 5.
Industry of
Employment—
Working Adults
in Renter
Households**

Note:

n=538 employed adults in renter households. Numbers add to greater than 100 percent due to multiple jobs.

Source:

2017 Housing Choice and Needs Survey, Resident Sample.



What is the condition of renters’ housing? Most renters rate the condition of their housing unit as excellent (11%) or good (36%). This varies by housing type. Half of the residents renting mobile homes identify their housing as being in “fair” condition, followed by 42 percent of those occupying single family homes. Slightly more than 10 percent of single family home renters (13%) and condo renters (12%) live in units in “poor” condition. Of those renters with homes in fair or poor condition, weatherization is the top repair need identified by the greatest proportion of renters living in all housing types except townhomes/duplexes; windows are their greatest repair need.

What were the most important factors in choosing their current home? In many respects, renters’ housing preferences are very similar to those of homeowners (other than preferring to rent rather than own). Mammoth Lakes renters rated the individual importance of the following factors as very important (score of 7, 8 or 9 on a 9 point scale):

- Price/affordability/cost (80% very important);
- Having high speed Internet that enables work from home (telecommute, telework) (51% very important);
- Storage space (43% very important);
- Owning instead of renting (41% very important);
- Having a short (less than 15 minutes) commute (40% very important);
- Having a garage/covered parking space (39% very important);

- Living in a more resident-focused area (or condo complex with mostly local residents) rather than a tourist-focused area (or condo complex with mostly vacation rentals) (34% very important);
- Having private outdoor space outside my home (33% very important);
- Being able to easily walk, bike, or take transit or an employer shuttle to work (33%);
- Being able to easily walk, bike or take transit to a shopping center with a grocery store, café, and other shops (32% very important);
- Availability of medical services and fast emergency service response times (26% very important);
- Having a lot of space outside the home (e.g., large yard/property, close to open space) (23% very important);
- Having a lot of space inside the home (e.g., number of bedrooms, guest room, separate play room, etc.) (20% very important);
- Having direct access to a ski resort (14% very important);
- Being able to rent a room/part of my home to local tenants/local workforce (not vacation rental) for extra income (12% very important);
- Being able to rent my home for income as a short-term or vacation rental (6% very important); and
- Accessibility (no stairs, single level floor plan, main floor master, elevator access) (4% very important).

After rating the individual importance of a number of factors that influenced their choice of home, renters identified the three factors which were most important to their decision:

- Price/affordability (61%)
- Having a short (less than 15 minutes) commute (22%); and
- Having a garage or covered parking space (22%).

Infographic data sources: In the following graphic, the number of renter-occupied units comes from the 2015 ACS; all other data are drawn from the Housing Choice Survey results.



MAMMOTH LAKES RENTERS

HOUSING CHARACTERISTICS & CONDITIONS

1,444
RENTER-OCCUPIED
HOUSING UNITS

ICON GUIDE

Detached single family home



Attached single family home



Condo/apartment



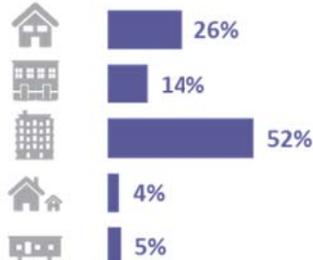
Accessory dwelling unit



Mobile/manufactured home



HOUSING TYPE



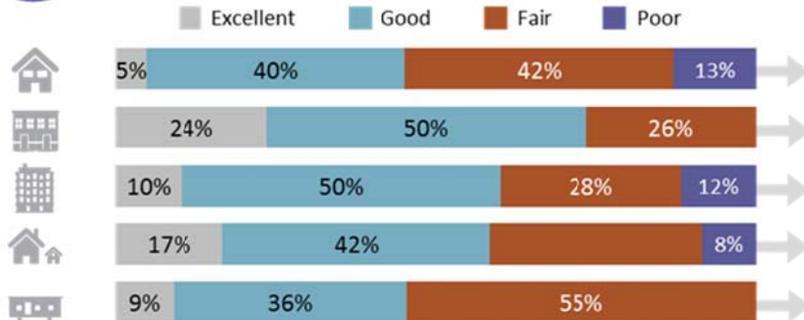
MOST IMPORTANT FACTORS IN CHOOSING CURRENT HOME

- 1 Price/affordability/cost
- 2 Having a short (less than 15 minutes) commute
- 3 Having a garage/covered parking space
- 4 Being able to easily walk, bike or take transit to a shopping center with a grocery store, café, and other shops
- 5 Being able to easily walk, bike, or take transit or an employer shuttle to work
- 5 Living in a more resident-focused area (or condo complex with mostly local residents) rather than a tourist-focused area

LEAST IMPORTANT FACTORS IN CHOOSING CURRENT HOME

- 14 Availability of medical services and fast emergency service response times
- 15 Being able to rent my home for income as a short-term or vacation rental
- 16 Accessibility (no stairs, single level floor plan, main floor master, elevator access)

HOUSING CONDITION



MOST NEEDED REPAIRS OF FAIR/POOR UNITS

	#1	#2	#3
Detached single family home	Weatherization	Windows	Kitchen appliances
Attached single family home	Windows	Weatherization	Kitchen appliances
Condo/apartment	Weatherization	Interior walls	Flooring
Accessory dwelling unit	Weatherization	Bathroom plumbing	Flooring
Mobile/manufactured home	Weatherization	Windows	Heating system

The Renter Housing Needs and Preferences graphic presents renters' monthly housing costs, strategies renters employed in the past year to pay for housing costs, the reasons why some renters live with friends or family, the type of assistance needed to make living in Mono County more affordable and their future housing plans.

Housing costs and affordability. The median monthly rent paid by Mammoth Lakes survey respondents is \$1,296; one in four pay between \$500 and \$1,000 per month and 25 percent pay \$1,650 or more. Median monthly utilities are \$250 and only 2 percent of renters report paying HOA fees.

Are renters living in overcrowded conditions? No; only 2 percent of the renters who participated in the survey live in overcrowded conditions, when measured by having more than two people per bedroom.

Despite not reporting overcrowded conditions, nearly one in five renters (17%) has a friend or family member living with them due to a lack of housing. These friends and family living with Mammoth Lakes renters do so because they:

- Cannot afford the monthly rent of the places that are available to rent in Mono County (73%);
- Cannot find a place to rent, regardless of price—there are no/too few units available to rent (62%)
- Cannot afford the down payment to buy a home (48%);
- Cannot afford to buy one of the residences that are for sale in Mono County (46%);
- Cannot find a place to rent long term (six month lease or longer) (38%);
- Can afford to pay rent, but I can't afford the first/last month rent, security deposit required to rent a place (38%); and
- Cannot find a place to buy, regardless of price—there are no/too few units available to buy (23%).

Who lives in affordable (publicly supported) rental units? One in 20 renters participating in the resident survey (5%) live in publicly supported affordable rental housing. Renters living in publicly supported housing are:

- **Younger than the typical market rate renters** (median age range of subsidized renters is 25 to 34 compared to 35 to 44 among market rate renters). Although skewing younger overall, one in five renters in publicly supported housing are age 55 or older, compared to one in 10 market rate renters.
- **Similar in household composition to market rate renters.** Most renters are in households without children (80% of subsidized renters and 79% of market rate renters);
- **More likely to be Hispanic** (40% compared to 9% of market rate renters);
- **More likely to have lived in their home for less than one year** (50% compared to 30% of market rate renters);

- **Less likely than market rate renters to have family or friends live with them** due to lack of housing (11% of subsidized renters compared to 25% of market rate renters);
- **As likely as market rate renters to have applied for public assistance** in the past year (11% compared to 11% of market rate renters);
- **Less likely to have sought additional employment** in the past year (44% compared to 52% of market rate renters);
- **Less likely to receive financial support** from family or friends (22% compared to 41% of market rate renters);
- **Have not rented out a room in their home** (0% compared to 19% of market rate renters); and
- **Have not rented their home as a vacation rental** (0% compared to 2% of market rate renters).

Who lives in employer-provided housing? Overall, one in 20 renters who participated in the survey (5%) live in employer-provided housing. These residents are less likely than others to have children and are more likely to be age 34 or younger (57% compared to 34%). One in five renters living in employer-provided housing live with five or more people, compared to 5 percent of other Mammoth Lakes residents. However, none of the residents of employer-provided housing report living in overcrowded conditions (i.e., more than two people per bedroom). Compared to other Mammoth Lakes residents, those living in employer-provided housing are:

- **More likely to have applied for public assistance** in the past year (17% compared to 9% of Mammoth Lakes residents);
- **Slightly more likely to have sought additional employment** in the past year (47% compared to 42%); and
- **Slightly more likely to receive financial support** from family or friends (37% compared to 31%).

Do renters want to own? Yes. Nine in 10 Mammoth Lakes renters want to own a home someday. One-third of renters planning to move in the next five years intend to move from their current housing unit in order to buy a home. Among renters who want to buy, a lack of affordable housing to buy where they want to live (62%); inability to afford both a mortgage *and* HOA fees (28%) and insufficient downpayment (26%) are the primary reasons why those who want to buy continue to rent.

Nearly two in five Mammoth Lakes renters (39%) would be “very interested” in buying a deed restricted home in Mammoth Lakes. About one in four renters have looked into buying a deed restricted home in the past. Those who did not pursue could not afford the monthly payment (67%); did not have sufficient savings for a downpayment (48%); or the deed-restricted housing available did not align with their preferences—no garage (33%), not desired housing type (30%), not desired size (21%), and insufficient storage (20%). Others chose not to pursue deed-restricted housing due to the resale restrictions (30%), appreciation cap (18%), and restrictions on renting out the unit (18%).

What would be most beneficial to their household to make living in Mammoth Lakes more affordable? Most renters (92%) identified the programs or policies to make living in Mammoth Lakes more affordable that would be most beneficial to their household. The greatest proportion of renters selected:

- First-time homebuyer down payment assistance program (46%);
- Rent subsidies based on financial need (27%);
- Discounted utility costs based on financial need (23%); and
- Weatherization and energy efficiency programs (20%).

Have renters experienced displacement? Yes; nearly three in 10 Mammoth Lakes renters (29%) have had to move in the past three years when they did not want to move. Personal reasons (16%), owner sold the unit (15%) and rent increased more than they could afford (13%) were the top three factors that caused the renter to have to move.

What are renters' future plans? More than half of Mammoth Lakes renters (56%) plan to move in the next five years. Of those who plan to move, the main drivers of the desire to move are homeownership and seeking more affordable housing. More specifically, the main reasons renters plan to move in the next five years include:

- I rent and want to own (25%);
- To find a more affordable home to buy (18%);
- To find a more affordable home to rent (14%); and
- Want a larger home (14%).

Infographic data source: In the following graphic, all other data are drawn from the Housing Choice Survey results.



MAMMOTH LAKES RENTERS

HOUSING NEEDS AND PREFERENCES

2 in 5
are very interested
in buying a deed
restricted unit in
Mono County



MEDIAN MONTHLY HOUSING COSTS

	Year-Round Residents	Low Income
Rent	\$1,296	\$1,050
Utilities	\$250	\$250



Which of the following would be most beneficial to your household to make living in Mono County more affordable?

TOP 3 RESPONSES FROM RESIDENTS

- 1 First-time homebuyer down payment assistance **45%**
- 2 Rent subsidies based on financial need **27%**
- 3 Discounted utility costs based on financial need **23%**
- 4 Weatherization and energy efficiency programs **20%**



IN ORDER TO AFFORD HOUSING COSTS IN THE PAST YEAR...

- 1 in 2** sought additional employment
- 2 in 5** receive financial support from family/friends
- 1 in 5** rented out a room in their home
- 1 in 10** applied for public assistance
- 1 in 13** have been at risk of eviction due to inability to pay rent



1 IN 5 LIVE WITH FRIENDS OR RELATIVES DUE TO LACK OF HOUSING

- Cannot afford the monthly rent of the places that are available to rent in Mono County **73%**
- Cannot find a place to rent, regardless of price—there are no/too few units available **62%**
- Cannot afford the down payment to buy a home **48%**
- Cannot afford to buy one of the residences that are for sale in Mono County **46%**
- Cannot find a place to rent long term (six months+)—landlords only want seasonal or vacation renters **38%**



REASONS FOR MOVING

3 in 10 renters have had to move when they did not want to in the past 3 years

- WHY?**
- Personal reasons **16%**
 - Owner sold my rental unit **15%**
 - Rent increased; couldn't afford to stay in current housing **13%**
 - Owner wouldn't commit to a long lease (six months+) **9%**
 - Change in household size **8%**
 - Owner converted to seasonal/wouldn't sign long lease **7%**

Child Care Needs

Of those residents survey respondents with children ages six or younger, half (52%) have child care or early childhood education (ECE) arrangements that meet their family's needs. Of those households using regular childcare:

- One-third use a child care center as a childcare provider;
- One in four use child care provided in a home environment;
- Less than one in five households using childcare has children in preschool (16%)
- About one in 10 have childcare provided by a nanny/regular babysitting arrangement (13%), family members (10%) and an afterschool program (6%).

On average, parents using childcare services have their children in child care for 33 hours per week.

Nearly all parents with children age 6 or younger (95%) who participated in the survey believe there is a need for a child care center in the Town of Mammoth Lakes. When asked what ages such a center should the greatest proportion of parents identified need for toddler care (93%) and infant care (90%); 39 percent believe child care is needed for children ages five to 10.

Who are Mono County's Seasonal Residents?²

When not in Mono County, seasonal residents are most likely to live elsewhere in California, and many are from the Los Angeles area.

Where do participating seasonal residents live when in Mono County? Seasonal vacationers are most likely to live in Mammoth Lakes (38%) or June Lake (35%) while 76 percent of seasonal workers live in Mammoth Lakes.

² Due to smaller sample sizes, data for seasonal residents and workers are reported for Mono County rather than just Mammoth Lakes.

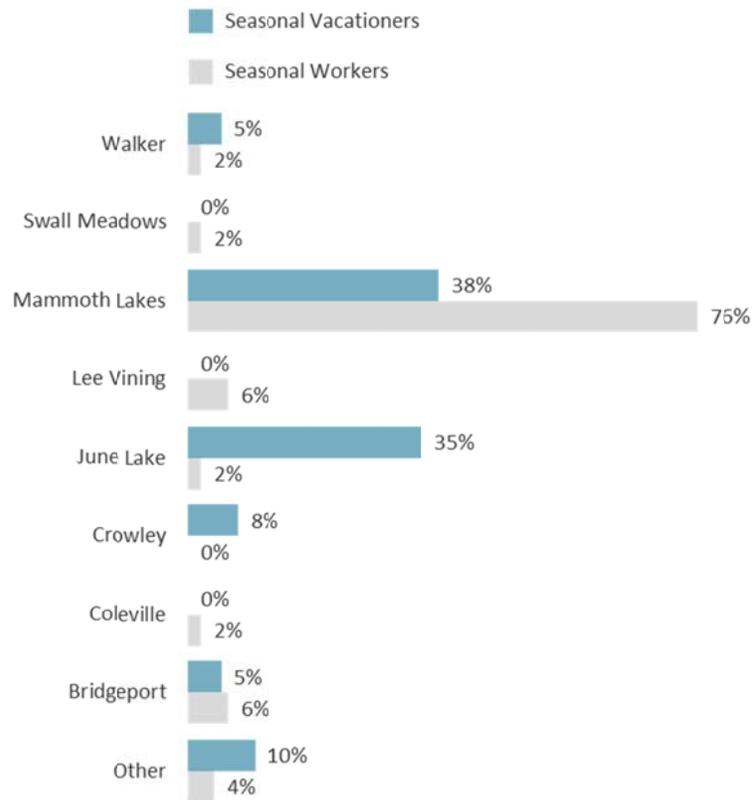
Figure 6.
Place of Residence—
Seasonal Vacationers
and Workers

Note:

n=50 seasonal workers and 40 seasonal vacationers.

Source:

2017 Housing Choice and Needs Survey, Resident Sample.



What are seasonal workers’ employment characteristics? Seasonal workers are employed in a number of industries, but the greatest proportion work for the ski industry (30%) and most have jobs located in Mammoth Lakes (75%). Nearly all (91%) are employed in Mono County for the winter season (November-February). About 10 percent work in education and live in Mono County during the school year.

Do seasonal residents own or rent? Not surprisingly, nearly all (93%) of the seasonal vacationers participating in the survey own their unit. However, one in four seasonal workers (28%) own their Mono County home, a greater share than anticipated.

Are seasonal renters living in overcrowded conditions? No. None of the seasonal workers participating in the survey reported living in crowded conditions (i.e., more than two people per bedroom).

What is the condition of seasonal residents’ housing? Compared to year-round residents, Mono County seasonal workers are more likely to report living in housing in “fair” (26%) or “poor” (14%) condition and seasonal vacationers are more likely to live in housing in “excellent” condition (67%). Among seasonal workers living in fair or poor condition housing the greatest repair need of more than half is weatherization and one-third (33%) need windows.

Who lives in employer-provided housing? Among seasonal workers, 16 percent live in employer-provided housing. Most of those living in employer-provided housing consider the housing to be in “good” condition.

What were the most important factors in choosing their seasonal home? Price is the most important factor for seasonal workers (60%) followed by owning instead of renting (40%). Owning instead of renting (85%) and having lots of outdoor space (38%) were the top two most important factors to seasonal vacationers.

Seasonal resident housing costs and affordability. Seasonal worker median rent is \$1,150 and the median mortgage is \$1,400. Seasonal vacationers' monthly median mortgage is \$700. Three in four (75%) seasonal residents pay a monthly HOA fee and the median HOA is \$500.

Seasonal workers employed a number of strategies to afford housing costs in Mono County in the past year:

- Two in five (45%) sought additional employment;
- One in four (27%) received financial help from family or friends;
- One in five (22%) rented out a room in their home;
- One in 10 (11%) were at risk of eviction or foreclosure due to inability to pay rent or mortgage; and
- One in 10 (11%) applied for public assistance.

Overall, one in four (24%) seasonal workers live with friends or family due to a lack of housing, a slightly higher proportion than Mono County renters. *Of these seasonal workers, 90 percent live with friends or family because they cannot find a place to rent in Mono County regardless of price.*

What would be most beneficial to their household to make living in Mono County more affordable? Among seasonal workers, two in five (40%) would most benefit from discounted utility costs based on financial need followed by rent subsidies based on need (33%) and a first-time homebuyer downpayment assistance program (33%).

How do seasonal vacationers use their property? Slightly more than half of seasonal vacationers (56%) are the sole household using the home throughout the year. One in five (22%) offer their property for use by friends, family or business associates and one in five (20%) rent their property to other seasonal vacationers or for short term vacationers. Most of those who sublease their properties make them available for a period of time in each season. AirBnB, VRBO and property management companies are the most common methods for marketing a unit's availability.

None of the seasonal homeowners plan to sell their home in the next five years. One in ten seasonal residents (9%) plan to convert their Mono County property to a rental, and most plan for seasonal (13%) or short term leases (47%).

If they had the resources, 10 percent of seasonal homeowners would consider building an ADU on their property for lease to members of the local workforce. Those who are not interested in an ADU cited zoning or HOA restrictions or were simply not interested.

- *“This is our getaway place, we don't want people close to us or having to worry about a rental or rental problems.”*
- *“Not allowed for properties on inholdings in the USFS Mono Basin Scenic Area.”*
- *“Another unit is not consistent with the neighborhood character or to our desires while in June Lake. Too much upkeep.”*

Employer Perspectives

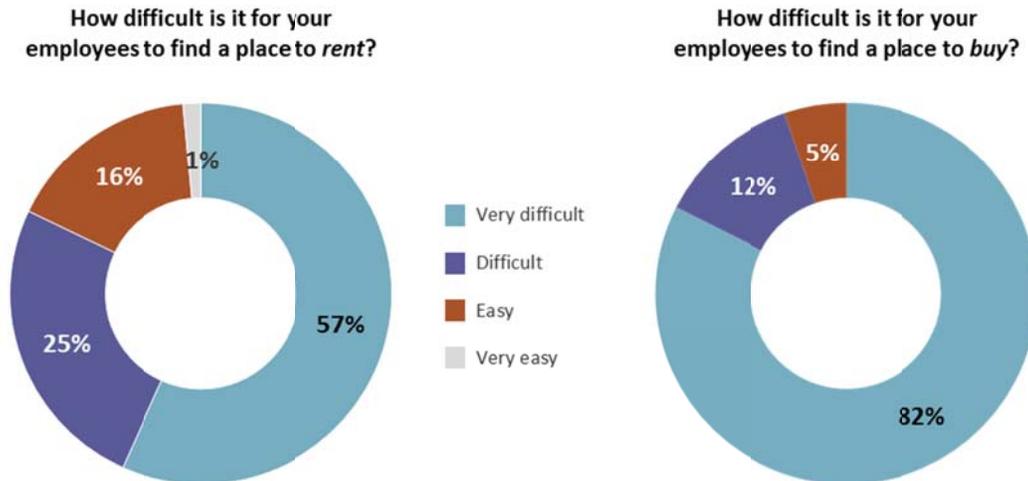
The employers who responded to the survey represent a cross-section of Mono County’s employment base:

- Housekeeping—17 employers;
- Tourism—9 employers;
- Government/education—8 employers;
- Ski area—5 employers;
- Retail/food—4 employers; and
- Nonprofit—4 employers.

Most of the employers are based in Mammoth Lakes (32 employers), Lee Vining (7), June Lake (7) and Bridgeport (6).

How difficult is it for employees to find a place to rent or buy? From the perspective of employers, it’s very difficult for their employees find a place to rent or buy. *“Impossible’ is closer to the fact rather than ‘Very Difficult.’”*

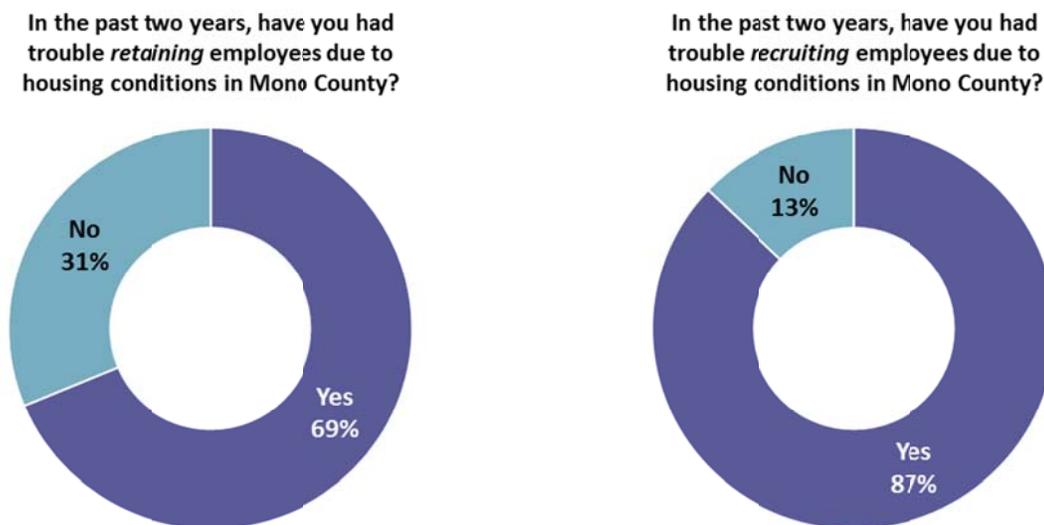
Figure 7.
How difficult is it for your employees to find a place to rent? To buy?



Note: n=41 employers.
Source: 2017 Employer Survey.

Does Mono County’s housing market impact the ability of employers to retain or recruit employees? Yes. Nearly seven in 10 employers (69%) have had trouble retaining employees in the past two years and 87 percent have had trouble recruiting due to housing conditions in Mono County.

Figure 8.
**Due to housing conditions in Mono County, have you had trouble retaining employees?
Recruiting?**

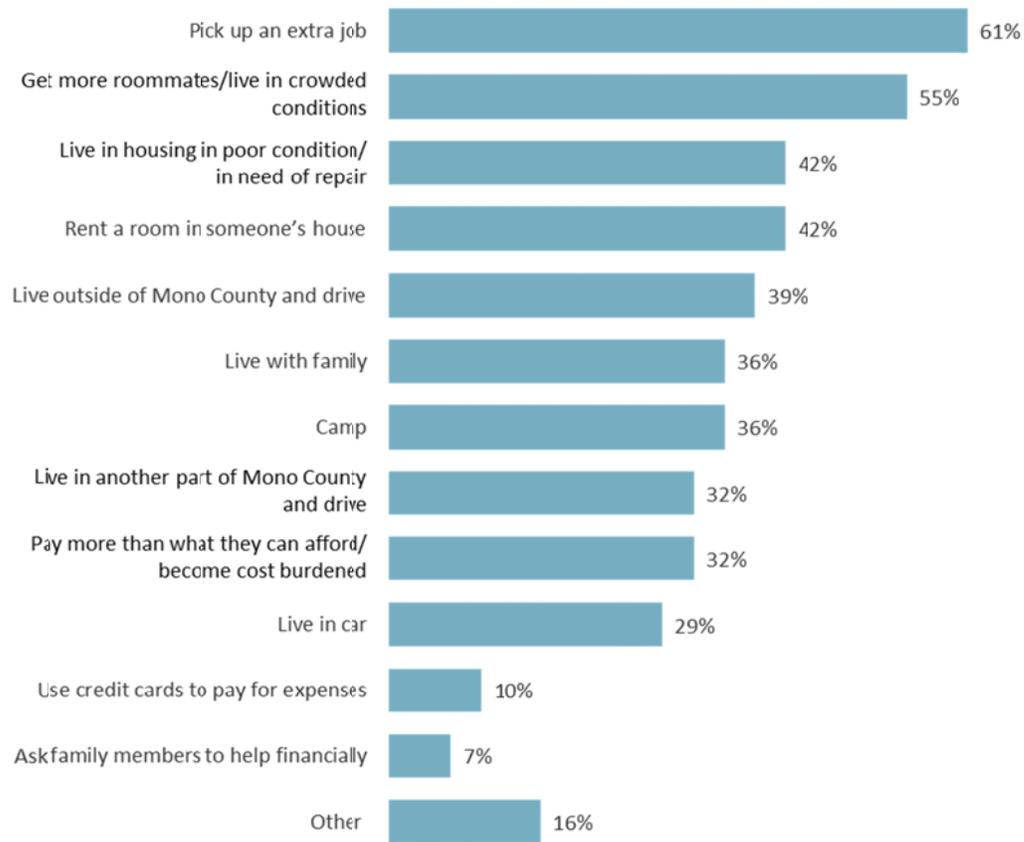


Note: n=41 employers.

Source: 2017 Employer Survey.

How do employees adjust to housing conditions? As found in the resident survey analysis, most employers believe their employees find additional jobs in order to afford housing. As shown, 29 percent of employees have had staff live in their car and nearly two in five have had staff camp.

Figure 9.
What are the most common ways your employees adjust when they cannot find housing to meet their affordability needs and/or preferences?

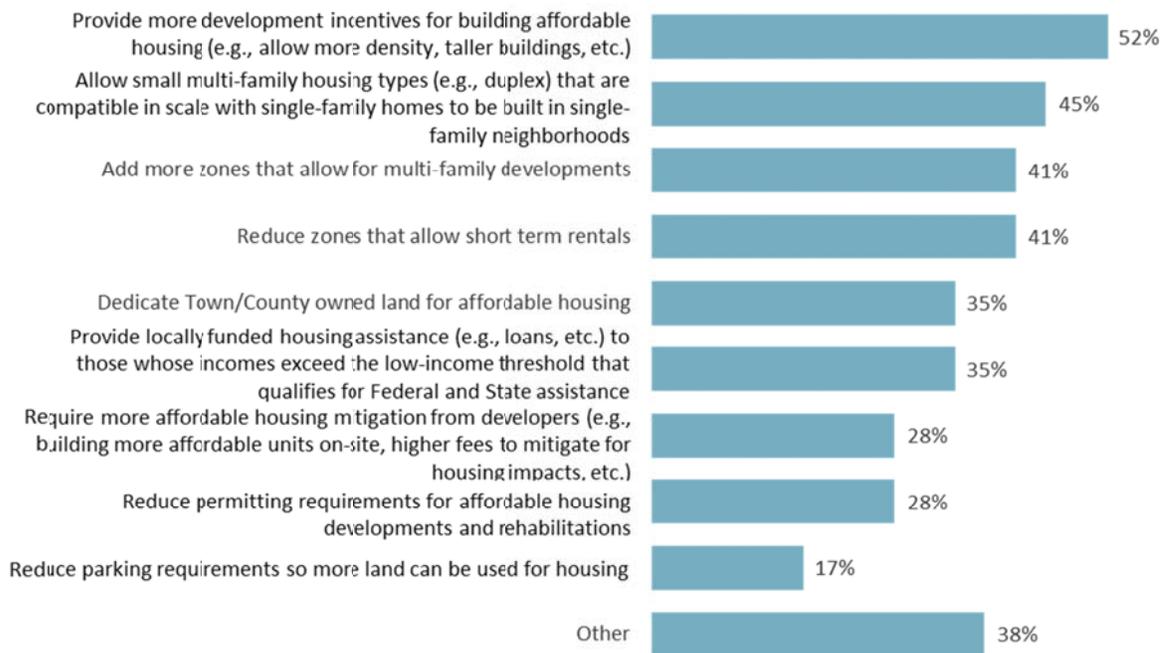


Note: n=41 employers.

Source: 2017 Employer Survey.

How would employers increase housing affordability and availability? Among the policy options considered, employers were most likely to favor policies that increase the supply of housing in Mono County. Half (52%) of the employers surveyed would provide more development incentives for building affordable housing and nearly half (45%) would allow small multifamily developments in scale with single family homes to be built in single family neighborhoods.

Figure 10.
Are there any Town or County policies you would change to increase housing affordability and availability?



Note: n=41 employers.

Source: 2017 Employer Survey.