

## The Parcel – Workforce Housing

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**Councilperson Stapp's** Observations, comments, and questions, submitted for the public record:

**Background:** The Parcel (25 acres, minus wetlands) is the only land zoned for workforce housing (current deficit 264, projected deficit 2024 – 528 to 1,250.)

**Town staff** is approaching The Parcel as if there is no “housing crisis.”

**Town staff** is also ignoring the current zoning (up to 120% of AMI) and The Parcel's history. Why not start with a brief history of The Parcel, i.e. current zoning, density, needs, etc. [The Parcel is not a blank slate.]

**Needs studies versus public outreach:** “Needs studies” should be driving The Parcel development, not brain-storming, open-ended “charrettes.”

A few observations and questions (not in any order of priorities):

- 1) Mammoth's workforce housing shortage has been described in a number of Housing Summits as a workforce “housing crisis.” Shouldn't that drive the development of The Parcel? [Fast-track!]
- 2) AIRb&b and VRBO have reduced the number of monthly rentals, converting monthly to nightly rentals, exacerbating the need for workforce housing.
- 3) Private property and existing units have increased in value, driving up the cost of land and existing units (i.e. monthly units rents).
- 4) The first questions local employers ask potential employees is: Do you have a place to live? - If not: Come back when you have a place to live.
- 5) A number of Mammoth's community employees are living in their cars and vans. Some of them shower at the Snowcreek Athletic Club.
- 6) Last winter season, Alterra bused over a 100 seasonal-employees to Bishop for housing. Four months. (Not good for Earth's climate change/crisis or quality of life.)
- 7) Alterra does not share its employee housing needs information with MLH or the Town. (What does 460 pillows mean in respect to the number of units, bedrooms, overcrowding, etc.?)
- 8) It has been over fifteen years since MMSA/Alterra has developed or partnered with the community to develop workforce housing.
- 9) There are currently 77, mostly families, on MLH's waitlist, which was not even mentioned/considered in the “Public Interest Interview Summary Memo” as background information. Shouldn't The Parcel develop focus on MLH's workforce waitlist?
- 10) Trump threatens to deport “million of illegal aliens” next week thwarts our Hispanic community from participating in any community outreach.

- 11) The majority of Aspen Village residents are working fathers and mothers work and will need two parking spaces. Should be considered when developing The Parcel.
- 12) Police officers can't afford to live in Town, which drives their work schedules and call-out time in an emergency. [Only one police officer lives in town?]
- 13) The Fire chief has expressed concerns about the future of his volunteer (on-call) firefighter having places to live.
- 14) The Town paid \$6.5 million for The Parcel. Will the cost of The Parcel be written off as a contribution to the development of workforce housing?
- 15) With the diminishment of LIHTC as a funding tool, has the Town identified other funding sources?
- 16) When will the identification of AMI levels interface with The Parcel development?
- 17) What is the total projected cost (budgeted/approved) of LWC's "Public Outreach Plan" and any other Parcel contractor?
- 18) What funding tools is the Town considering to finance/subsidize the development of The Parcel. Also, what are the projected cost of maintenance of a developed Parcel?
- 19) When is the Council going to agendize a discussion of increasing TOT, sales tax, utility tax, parcel tax increase, or imposing a lift-ticket tax?
- 20) Why is the town government including seasonal employees as part of the Town's housing element?
- 21) What happened to the 2002A political commitment that workforce housing funding should not fund Town employees?
- 22) Where does the development of The Parcel fit into the Council's priorities: MUF, trash to Nevada, IT upgrades, Airport, town's deferred maintenance, etc.
- 23) What are the funding tools, grants, the town is pursuing for the development of The Parcel?
- 24) The Town has put-on-hold it inclusionary workforce housing requirement and maintains it reduced hotel fees from \$11,611 to \$3,700. Housing fees were reduced from \$23,222 to \$5,700 (good for developers, bad for funding workforce housing.)
- 25) The apartment vacancy rate in "livable units" in Mammoth has been less than one percent for the last four years. Monthly rents have also substantially increased.
- 26) Will a childcare facility be included in the design/development of The Parcel?

From my experience and perspective, the town needs to address "The Parcel" as a developer, not as some open-end, feel-good exercise. Regardless of all the outreach, The Parcel's neighbors aren't going to be happy when the trees start being cut down, etc.

Thoughts,  
Kirk Stapp