



**MEETING MINUTES  
MONO COUNTY HOUSING AUTHORITY  
STATE OF CALIFORNIA**

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z,  
Mammoth Lakes, CA 93546

**Regular Meeting Housing Authority  
June 20, 2017**

---

3:19 PM Meeting called to order by Supervisor Corless.  
*Supervisors Present: Corless, Gardner, Peters, and Stump.*  
*Supervisors Absent: Johnston.*

*Adjourn: 4:18 P.M.*

The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link:  
<http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Supervisor Stump.

**1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

**No Public Comment**

**2. AGENDA ITEMS**

**A. Housing Authority Minutes**

Departments: Clerk of the Board

Approve minutes from the last Housing Authority meeting which took place on April 19, 2016.

**Stump moved; Corless seconded**

**Vote: 3 yes; 0 no; Absent: Johnston; Abstain: Gardner**

**Commented [HN1]:** Should be on same line as vote, maybe the margin needs to be adjusted? It looks like the margin can be widened on the whole document, actually.

**M17-01**

Two Board members were not on the Board at the time so Supervisor Peters watched the meeting.

**B. Building Permit Statistics Workshop**

Departments: Community Development

(Jake Suppa) - Building Permit Statistics Workshop

**Action:** None.

**Jake Suppa**

- Went through presentation.
- Camp Antelope activity was an anomaly. Have approved Trust status, part of reservation system and out of County jurisdiction
- Valuation has increased.
- Sporadic real estate prices, level out at true market rate value at this point.
- Foreclosures are down, more confidence in the market.

**Supervisor Peters:**

- Approved for Trust status? Tribal Lone Pine Shoshone Paiute

**C. Housing Program Update**

Departments: Finance/Planning

(Megan Mahaffey) - Report on Mono County housing programs for Housing Authority.

**Action:** None.

**Megan Mahaffey, Community Development:**

- Went through staff presentation
- The County has 1 condo, 2 housing units in Benton. Tribe wants to buy the units, haven't been able to secure financing.

**Supervisor Gardner:**

- Unit in Birch Creek Condo?

**Supervisor Stump:**

- Tend to focus on units, not the infrastructure ,
- People rent because they lack adequate housing on the reservation, due to SCE system, SCE is proposing an update to substation, major upgrade on distribution system that would bring more power to the entire area.
- Brought it up because infrastructure is a forgotten component of housing.

**D. HOME Program Update**

Departments: Mammoth Lakes Housing

(Patricia Ann Robertson) - HOME Investment Partnership grant update. The current HOME grant funds the Mono County First Time Homebuyer program which assists local first-time homebuyers purchase homes within unincorporated Mono County.

**Action:** None.

**Patricia Ann Robertson, Mammoth Lakes Housing, Grant and Financial Associate:**

- Gave update on Mono County First time Homebuyer program
- Discussed requirements for HOME loan.
- State reduced max purchase price, so homes are coming against that.
- Max price based on median purchase price.
- Condos eligible.
- We do not assist – they work with a real estate agent.

**Janet Dutcher:**

- Discussed fiscal impact and what the program is designed to do.

**Supervisor Gardner:**

- 5 loans total, 2 in the current open grant.

**Supervisor Corless:**

- Asked how does state determine maximum price?

**Supervisor Stump:**

- Asked if condos are eligible?
- Asked if we assist with searches for people who are approved and looking for property.

**Megan Mahaffey:**

- Doing research. There is a great desire to buy. One of the only things to allow work force to purchase homes in Mono County.

**E. Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance**

Departments: Planning

(Megan Mahaffey, Scott Burns) - Overview of current data driven work effort to assess housing needs in Mono County. This is a multipronged collaborative work effort between Mono County, the Town of Mammoth Lakes, Mammoth Lakes Housing, BBC Research and Consulting in addition to WSW Consulting.

**Action:** None.

**Megan Mahaffey:**

- Went through staff presentation.
- Jurisdictional boundary. The problems encountered in TOML affects county jurisdiction as well.
- Only data will be shared. Separate final products.

**Supervisor Stump:**

- Separation between town and county assessment?
- Study won't look at the Town?
- Infrastructure assessment?

**Scott Burns, CD Director:**

- High level view of housing assessment, Inyo County, Mono County, and TOML back in 2003-2004. In response to housing crisis back in that time. Will be used to form adjustments to the Housing Mitigation Ordinance.

**Supervisor Gardner:**

**Commented [HN2]:** Watch spelling. Mahaffey

- Clarified if the study is going to say what the problem is, and provide recommendations on how to solve the problem.

**Supervisor Corless:**

- Wants policy set. Wants to fix the housing problem.
- Urged Board to find ways to make this work in the future.

**F. Update on Mono County Housing Needs Assessment Data Collection**

Departments: Planning, Mono County and Town of Mammoth Lakes (Jen Garner) - BBC Research and Consulting will give preliminary results from the data collected for the Mono County housing needs assessment.

**Action:** None.

**Jen Garner, BBC Research and Consulting:**

- Presented preliminary results of survey.
- Will be reporting back in 1.5 months with more information.

**Supervisor Corless:**

- Clarified how many employers surveyed said staff live in cars.

**Public Comment:**

**Jennifer Halferty:**

- Community Development Block Grant is grant funded. How is Mono County an expenditure as part of the total award? If 50% of award was spent, county would be eligible to go back to get more funding.

**April Sall, Bodie Hills Conservation Partnership Director:**

- Discussed personal experience with the challenge of housing in Mono County.

**G. Update regarding the Mammoth Lakes Community Action Plan: Live, Work, Thrive**

Departments: Mammoth Lakes Housing

(Jennifer Halferty, Mammoth Lakes Housing Executive Director) - Receive verbal update on Mammoth Lakes Community Action Plan: "Live, Work, Thrive".

**Action:** None.

**Jennifer Halferty, Mammoth Lakes Housing Executive:**

- Grateful to TOML for funding the study.
- Went through staff presentation
- The consultants came in right around the time that the telephone survey was kicking off. The surveys are 2 separate things, but not occurring in a vacuum. There was collaboration.

**ADJOURN at 4:18 PM**

**ATTEST**

---

**STACY CORLESS**  
**CHAIR OF THE BOARD**

---

**SHANNON KENDALL**  
**CLERK OF THE BOARD**