

2019 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Nolan	Street Address	P.O. Box 1609	Phone	7609653631
Last Name	Bobroff	City	Mammoth Lakes	Email	nbobroff@townofmammothlakes.ca.gov
Title	Associate Planner - Housing Coordinator	Zip Code	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2019 include:

- Extensive staff time and funding was dedicated towards the development of "The Parcel." The "Parcel" site was purchased by the Town in 2018 and is a significant 25-acre property centrally located in the Town and is the only property in Town subject to an affordable housing overlay zone. The Town's intent is to be able to influence the ultimate development of the site as affordable housing to the greatest extent possible and within a reasonable timeframe.
- The Town adopted the 2019-2027 Housing Element Update in August and it was certified by HCD in September 2019.
- The Town hired a Housing Coordinator that will focus on the implementation of the Town's housing programs, grants, and to function as the Community and Economic Development Department liaison for all planning efforts related to the development of affordable housing.

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
031-130-029-000	78 Convict Drive	0	0	0	0	0	0	1	1	1	0
022-382-042-000	160 Le Verne Street	0	0	0	0	0	0	1	1	1	0
032-150-044-000	43 Juniper Court	0	0	0	0	0	0	1	1	1	0
031-240-001-000	700 John Muir Road	0	0	0	0	0	0	1	1	0	0
031-260-012-000	83 Bridges Lane	0	0	0	0	0	0	1	1	0	0
031-260-010-000	92 Bridges Lane	0	0	0	0	0	0	1	1	0	0
035-200-023-000	540 Old Mammoth Road	0	0	0	0	0	0	13	13	13	0
033-370-026-000	380 / 370 Obsidian Place	0	0	0	0	0	0	2	2	2	0
033-370-026-000	360 / 350 Obsidian Place	0	0	0	0	0	0	2	2	2	0
033-370-026-000	340 / 330 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	320 / 310 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	300 / 290 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	280 / 270 Obsidian Place	0	0	0	0	0	0	2	2	0	0

033-370-026-000	260 / 250 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	240 / 230 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	220 / 210 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	200 / 190 Obsidian Place	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0

040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0

040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
031-020-012-000	44 Lee Road	0	0	0	0	0	0	1	1	1	0
022-480-045-000	233 Red Fir Road	0	0	0	0	0	0	1	1	1	0
033-421-031-000	172 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-029-000	150 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-033-000	86 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-030-000	166 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
022-343-005-000	258 Tamarack Street	0	0	0	0	0	0	1	1	1	0
032-120-031-000	849 Majestic Pines Drive	0	0	0	0	0	0	1	1	1	0
033-320-010-000	35 Starwood Drive	0	0	0	0	0	0	1	1	0	0
037-220-005-000	379 Wagon Wheel Road	0	0	0	0	0	0	1	1	1	0
022-520-003-000	2560 Old Mammoth Road	0	0	0	0	0	0	1	1	1	0
037-220-025-000	44 Wagon Road	0	0	0	0	0	0	1	1	1	0
033-421-033-000	86 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-420-005-000	463 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-031-000	172 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0

033-421-018-000	56 Bear Cub Lane	0	0	0	0	0	0	1	1	0	0
031-020-012-000	44 Lee Road	0	0	0	0	0	0	1	1	0	0
031-170-037-000	93 Twin Lakes Lane	0	0	0	0	0	0	1	1	0	0
033-421-030-000	166 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-270-018-000	277 Silver Tip Lane	0	0	0	0	0	0	1	1	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
Totals		0	0	0	0	0	0	140	140	36	0

Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
	031-130-029-000	78 Convict Drive	New ADU	ADJ 19-001	ADU	Renter	03/01/2019	No	New attached ADU above an existing SFR and garage
	022-382-042-000	160 Le Verne Street	New SFR	ADR 19-001; BP 19-00012	SFD	Owner	01/08/2019	No	
	032-150-044-000	43 Juniper Court	New SFR	ADR 19-002	SFD	Owner	05/03/2019	No	
	031-240-001-000	700 John Muir Road	New SFR	ADR 19-004; BP 19-00842	SFD	Owner	10/22/2019	No	Not disapproved; Review not complete.
	031-260-012-000	83 Bridges Lane	New SFR	ADR 19-005; BP 19-00843	SFD	Owner	12/03/2019	No	Not disapproved; Review not complete.
	031-260-010-000	92 Bridges Lane	New SFR	ADR 19-006	SFD	Owner	12/23/2019	No	Not disapproved; Review not complete.
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	TTM 18-002; VAR 18-004; DR 18-002; BP 19-00255; BP 19-00256; BP 19-00701; BP 19-00710; BP 19-00823; BP 19-00824	SFA	Owner	05/01/2019	No	Building Permits were submitted in 2019 for 12 of the 13 residential units (the 13th unit is a mixed-use commercial / residential unit); Building Permits were issued for 6 units in 2019
	033-370-026-000	380 / 370 Obsidian Place	Obsidian PUD Lots 1 & 2	BP 19-00084	SFA	Owner	03/22/2019	No	APNs: 033-371-001-000; 033-371-002-000
	033-370-026-000	360 / 350 Obsidian Place	Obsidian PUD Lots 3 & 4	BP 19-00085	SFA	Owner	03/22/2019	No	APNs: 033-371-003-000; 033-371-004-000
	033-370-026-000	340 / 330 Obsidian Place	Obsidian PUD Lots 5 & 6	BP 19-00832	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-005-000; 033-371-006-000
	033-370-026-000	320 / 310 Obsidian Place	Obsidian PUD Lots 7 & 8	BP 19-00833	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-007-000; 033-371-008-000

	033-370-026-000	300 / 290 Obsidian Place	Obsidian PUD Lots 9 & 10	BP 19-00834	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-009-000; 033-371-010-000
	033-370-026-000	280 / 270 Obsidian Place	Obsidian PUD Lots 11 & 12	BP 19-00835	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-011-000; 033-371-012-000
	033-370-026-000	260 / 250 Obsidian Place	Obsidian PUD Lots 13 & 14	BP 19-00836	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-013-000; 033-371-014-000
	033-370-026-000	240 / 230 Obsidian Place	Obsidian PUD Lots 15 & 16	BP 19-00837	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-015-000; 033-371-016-000
	033-370-026-000	220 / 210 Obsidian Place	Obsidian PUD Lots 17 & 18	BP 19-00838	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-017-000; 033-371-018-000
	033-370-026-000	200 / 190 Obsidian Place	Obsidian PUD Lots 19 & 20	BP 19-00839	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-019-000; 033-371-020-000
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00598	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 36-H	BP 19-00599	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 37-H	BP 19-00600	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 3-G	BP 19-00800	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 32-G	BP 19-00801	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 39-G	BP 19-00802	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 23-A	BP 19-00803	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.

	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 24-A	BP 19-00804	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 25-A	BP 19-00805	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 26-A	BP 19-00806	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 1-H	BP 19-00807	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 2-H	BP 19-00808	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 4-H	BP 19-00809	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 5-H	BP 19-00810	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 6-H	BP 19-00811	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00812	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 19-H	BP 19-00813	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 20-H	BP 19-00814	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 21-H	BP 19-00815	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 22-H	BP 19-00816	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 33-H	BP 19-00817	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 34-H	BP 19-00818	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 38-H	BP 19-00819	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 40-H	BP 19-00820	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	031-020-012-000	44 Lee Road	New ADU	BP 19-00247	ADU	Renter	06/06/2019	No	
	022-480-045-000	233 Red Fir Road	New ADU	BP 19-00342	ADU	Renter	07/16/2019	No	

	033-421-031-000	172 E Bear Lake Drive	New ADU	BP 19-00828	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-029-000	150 E Bear Lake Drive	New ADU	BP 19-00829	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-033-000	86 E Bear Lake Drive	New ADU	BP 19-00831	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-030-000	166 E Bear Lake Drive	New ADU	BP 19-00851	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	022-343-005-000	258 Tamarack Street	New SFR	BP 19-00011	SFD	Owner	01/07/2019	No	
	032-120-031-000	849 Majestic Pines Drive	New SFR	BP 19-00042	SFD	Owner	02/07/2019	No	
	033-320-010-000	35 Starwood Drive	New SFR	BP 19-00049	SFD	Owner	02/12/2019	No	Not disapproved; Review not complete.
	037-220-005-000	379 Wagon Wheel Road	New SFR	BP 19-00134	SFD	Owner	04/23/2019	No	
	022-520-003-000	2560 Old Mammoth Road	New SFR	BP 19-00230	SFD	Owner	05/31/2019	No	
	037-220-025-000	44 Wagon Road	New SFR	BP 19-00395	SFD	Owner	08/05/2019	No	
	033-421-033-000	86 E Bear Lake Drive	New SFR	BP 19-00621	SFD	Owner	10/10/2019	No	Not disapproved; Review not complete.
	033-420-005-000	463 E Bear Lake Drive	New SFR	BP 19-00700	SFD	Owner	11/07/2019	No	Not disapproved; Review not complete.
	033-421-031-000	172 E Bear Lake Drive	New SFR	BP 19-00827	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-421-018-000	56 Bear Cub Lane	New SFR	BP 19-00831	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-020-012-000	44 Lee Road	New SFR	BP 19-00841	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-170-037-000	93 Twin Lakes Lane	New SFR	BP 19-00849	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-421-030-000	166 E Bear Lake Drive	New SFR	BP 19-00850	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-270-018-000	277 Silver Tip Lane	New ADU	BP 19-00101	ADU	Renter	04/01/2019	No	Not disapproved; Review not complete.

	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 1 & 2	BP 19-00845	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 3 & 4	BP 19-00821	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 5 & 6	BP 19-00822	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 1 & 2	BP 19-00825	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 3 & 4	BP 19-00826	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 5 & 6	BP 19-00844	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	1	08/28/2019	1
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	1	06/12/2019	1
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	1	03/22/2019	1
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	177	05/15/2019	177
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	13	06/12/2019	13
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	0		0
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	0		0
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0

022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	0		0
037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	0		0
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	0		0
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	0		0

031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	0		0
039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	0		0
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	193		193

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	0		0
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	1	06/10/2019	1
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	3	10/10/2019	3
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	3	10/29/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	2	04/18/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	3	06/10/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	2	06/11/2019	2

040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	3	06/19/2019	3
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	2	08/19/2019	2
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	2	08/19/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	3	10/31/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	3	10/31/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	3	10/31/2019	3
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	1	08/27/2019	1
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	1	09/16/2019	1
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	1	05/10/2019	1
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	1	05/28/2019	1
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	1	05/30/2019	1
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	1	06/03/2019	1
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	1	07/24/2019	1
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	1	07/26/2019	1
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	1	08/13/2019	1
022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	1	08/15/2019	1

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	1	10/09/2019	1
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	0		0
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	0		0
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	0		0
031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	0		0

039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	0		0
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	41		41

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	0		0
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	0		0
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	0		0
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	1	12/10/2019	1
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0
022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	0		0

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	3	05/23/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	2	06/07/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	3	06/26/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	2	07/31/2019	2
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	5	07/31/2019	5
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	2	08/23/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	4	08/28/2019	4
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	2	10/09/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	3	10/28/2019	3
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	3	11/22/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	2	12/23/2019	2
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	1	09/16/2019	1
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	1	01/23/2019	1
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	1	02/22/2019	1
031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	1	03/07/2019	1

039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	1	05/22/2019	1
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	1	06/20/2019	1
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	1	09/16/2019	1
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	1	10/28/2019	1
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	1	12/23/2019	1
Totals			0	0	0	0	0	0	41		41

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	032-150-021-000	43 Juniper Court	New SFR	ADR 19-002; BP 19-00533	SFD	Owner	0	N	Y					0			
	031-130-029-000	78 Convict Drive	New ADU	ADJ 19-001; BP 19-00069	ADU	Renter	0	N	Y					0			New attached ADU above an existing SFR and garage
	022-382-042-000	160 Le Verne Street	New SFR	ADR 19-001; BP 19-00012	SFD	Owner	0	N	Y					0			
	033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	Yotelpad	TTM 18-003; DR 18-006; UPA 18-005	5+	Owner	0	N	Y					0			Condo-hotel project where owners could choose to live full-time in the units

	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	TTM 18-002; VAR 18-004; DR 18-002	SFA	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	BP 19-00255	SFA	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	BP 19-00256	SFA	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 11 & 12	BP 15-00438	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 29-H	BP 18-00574	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 30-G	BP 18-00583	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 31-H	BP 18-00582	2 to 4	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 1 & 2	BP 19-00085	SFA	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 3 & 4	BP 19-00084	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 36-H	BP 19-00599	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00598	2 to 4	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 37-H	BP 19-00600	2 to 4	Owner	0	N	Y					0			
	031-020-012-000	44 Lee Road	New ADU	BP 19-00247	ADU	Renter	0	N	Y					0			
	022-480-045-000	233 Red Fir Road	New ADU	BP 19-00342	ADU	Renter	0	N	Y					0			
	033-421-032-000	194 E Bear Lake Drive	New SFR	BP 18-00469	SFD	Owner	0	N	Y					0			
	022-343-005-000	258 Tamarack Street	New SFR	BP 19-00011	SFD	Owner	0	N	Y					0			
	022-480-033-000	127 Red Fir Road	New SFR	BP 18-00336	SFD	Owner	0	N	Y					0			
	032-120-031-000	849 Majestic Pines Drive	New SFR	BP 19-00042	SFD	Owner	0	N	Y					0			
	037-220-005-000	379 Wagon Wheel Road	New SFR	BP 19-00134	SFD	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lot 1	BP 18-00619	SFD	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lot 10	BP 18-00637	SFD	Owner	0	N	Y					0			
	022-520-003-000	2560 Old Mammoth Road	New SFR	BP 19-00230	SFD	Owner	0	N	Y					0			
	037-220-025-000	44 Wagon Road	New SFR	BP 19-00395	SFD	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 13-A	BP 18-00253	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 6 & 7	BP 15-00436	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 14-A	BP 18-00223	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 8 & 9	BP 15-00437	SFA	Owner	0	N	Y					0			
	033-135-011-000	131 Manzanita Road	Manzanita Creek	BP 18-00232	5+	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 13 & 14	BP 15-00437	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 15-C	BP 18-00308	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 15 & 16	BP 15-00440	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 16-A	BP 18-00309	2 to 4	Owner	0	N	Y					0			
	031-080-061-000	150 Hillside Drive	Hillside Highlands	BP 16-00646	2 to 4	Renter	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 4 & 5	BP 15-00434	SFA	Owner	0	N	Y					0			
	022-480-004-000	72 Red Fir Road	New ADU	BP 14-00325-A	ADU	Renter	0	N	Y					0			

	033-050-012-000	721 Forest Trail	New SFR	BP 17-00314	SFD	Owner	0	N	Y					0			
	022-233-024-000	105 Connell Street	New SFR	BP 17-00272	SFD	Owner	0	N	Y					0			
	031-130-069-000	11 Convict Place	New SFR	BP 16-00585	SFD	Owner	0	N	Y					0			
	039-060-003-000	26 Holiday Way	New SFR	BP14-00661	SFD	Owner	0	N	Y					0			
	035-053-007-000	110 Pinecrest Avenue	New SFR	BP18-00233	SFD	Owner	0	N	Y					0			
	022-480-004-000	72 Red Fir Road	New SFR	BP14-00325	SFD	Owner	0	N	Y					0			
	040-120-004-000	32 Hidden Lake Circle	New SFR	BP18-00080	SFD	Owner	0	N	Y					0			
	039-020-017-000	441 Hillside Drive	New SFR	BP18-00168	SFD	Owner	0	N	Y					0			

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2014	Year 2 - 2015	Year 3 - 2016	Year 4 - 2017	Year 5 - 2018	Year 6 - 2019	Year 7 - 2020	Year 8 - 2021	Year 9 - 2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	17	Deed restricted	0	0	0	0	0	0	0	0	0	0	17
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	12	Deed restricted	1	0	0	0	0	0	0	0	0	1	11
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	14	Deed restricted	0	0	0	0	0	0	0	0	0	0	14
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	31		12	22	23	14	38	41	0	0	0	150	0
Total Units			13	22	23	14	38	41	0	0	0	151	
Total RHNA	74	Total Remaining Need for RHNA Period											0

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.

H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. In 2019, the Town adopted a policy that established the valuation of existing housing credits (these credits were previously provided to developers for various actions that resulted in the creation of affordable housing [e.g., development of affordable housing units, donation of land for affordable housing]), which established a monetary value of the existing credits and allows for the use of those credits in a manner consistent with the methodology used in the Housing Ordinance.
H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.

H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	The Town will work with Mammoth lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH worked with the Center in 2019 to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 11-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.
H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.
H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	Dec-2020	The Town is currently reviewing its zoning code to determine whether it complies with AB 2162 related to allowing supportive housing, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2020.

H.1.E.5.	The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	Dec-2020	The Town is currently reviewing its zoning code to determine whether it complies with the state Emergency Housing Act, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2020.
H.1.F.1.	Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.	On-going	The Town completed the conceptual land use planning for the Parcel and the Town Council accepted the Conceptual Land Use Plan in December 2019. A large component of the conceptual land use planning involved collaboration and outreach with the community and agency partners to try and reach all sectors of the community. Next steps include the selection of a development team partner and proceeding with the environmental work, entitlements, and construction over the next few years with an anticipated occupancy of the first phase of development occurring in spring 2023. In 2019, the Town has secured and/or committed the following funds to the Parcel development project: (1) \$160,000 grant from CA SB-2 funding for the conceptual land use planning work; (2) an allocation of \$1 million from the Town's General Fund for the EIR work and first phase funding support; and (3) a commitment of \$7 million in excess TOT revenue over the next two fiscal years to cover a portion of the phase 1 development funding gap. The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, low income housing tax credits, and tax exempt bonds, and loans.

H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). In addition to the dedicated TOT revenues, the following housing programs received additional funding in 2019: (1) the Town's revolving loan fund was increased from \$300,000 to \$600,000; (2) a missing-middle loan program was funded with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI; (3) \$300,000 was committed to MLH to assist in the construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project; (4) \$2 million was allocated for the development and/or acquisition by the Town of workforce housing units in the near-term (2 workforce housing units were purchased in Dec 2019 with this funding leaving an approx. \$1.3 million remaining); and (5) \$149,000 was committed to fund over the next three years the Chamber of Commerce-led workforce housing program which aims to connect renters with rental owners / homeowners with rooms to provide housing.
H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	The Town and MLH continue to pursue grant funds to support housing programs. The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for first-time homeownership assistance. One first-time homebuyer HOME loan was awarded in 2019 and the Town and MLH continue to market the program and actively work to qualify interested clients. The Town was also awarded \$160,000 in grant funding from SB-2 funding to partially fund the conceptual land use planning for the Parcel (a town-owned 24.5-acre vacant site that is intended for affordable housing development).

H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	Dec-2024	Not yet started. These program components were included in the Housing Action Plan: Live, Work, Thrive and a detailed work program implementing the Housing Action Plan is being developed. Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.
H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Jul-2020 and On-going	The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. Staff anticipates finalizing the program guidelines in mid-2020 and will then work together with MLH to provide loans to qualified households. The program will be monitored and analyzed to determine if adjustments to the program are necessary to improve its effectiveness and will work to secure additional funding.
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Nov-2020	The Town is considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing. Outreach and coordination with the Town Council on the potential tax measure began in 2019.
H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and the rehabilitation portion of the funding can be used for the rehabilitation of mobile homes for qualified households. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.

H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	On-going	Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). The Town continues to work on implementing the CHAP. In 2019, the Town committed \$2 million towards the development and/or acquisition of workhouse units in the near-term and in Dec-2019, the Town used a portion of that funding to purchase two unrestricted units that will be added to the workforce housing inventory. The remaining \$1.3 million is available for the purchase of additional units and/or other creative solutions to providing workforce housing units. Additionally, MLH made significant progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project, including the allocation of funding towards due diligence and grant readiness components.
H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	Dec-2024	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation and MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants. MLH hosted a series of free landlord-tenants' rights workshops in 2019 to assist in educating owners and tenants of their rights.

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.	Jul-2019	In 2019, the Town committed \$149,000 over the next three years to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops.
H.2.G.1.	As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including: · Development of priorities for a rental deed restriction instrument. · Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.	Dec-2020 and On-going	In 2019, the Town, working with MLH, began working on identifying all Town monitored deed-restricted properties within the Town and determining whether the unit is in compliance with the existing deed-restriction. Next steps on the work program item include notifying all deed-restricted unit owners that the Town and/or MLH will be actively monitoring the units and that enforcement efforts will be increased. Detailed procedures are being developed and are anticipated to be completed by the end of 2020. In addition to the Town monitored units, MLH monitors 39 additional deed-restricted units and annually monitor the occupancy. Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.

H.2.G.2.	Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.	On-going	The Revolving Loan Fund is used annually to buy back deed restricted units and in 2019, the Town's RLF was increased from an available \$300,000 to \$600,000. The following deed restricted units were preserved in 2019 through: • (1) unit at 80% AMI was purchased back through stewardship by MLH and the Mono County RLF; • (1) unit at 200% AMI, which will be reduced to 120% AMI prior to resale, was purchased back through stewardship by MLH and the Town and Mono County RLFs; • (1) unit at 120% AMI was sold directly to another eligible household through stewardship services provided to the Town by MLH; and • (2) unrestricted units were purchased by the Town to be used as workforce housing (these units were previously deed-restricted to 200% AMI, but the deed-restrictions were inadvertently lost during the recession).
H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	In 2019, the Town made progress on increasing the supply of housing available to the workforce by: (1) continuing work efforts for the development of the Parcel (the conceptual land use plan was completed in 2019); (2) funding the Chamber of Commerce Workforce Housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing; and (3) working on amendments to the Town Density Bonus Program to be more flexible and remove barriers to the development of workforce housing. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project.
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	Not yet started. The Town anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2020. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.

H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019 and On-going	In 2019, the Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package and continue to monitor changes to state law to ensure on-going compliance.
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024 and On-going	These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. In 2019, the Town and MLH's Program Committee began work on the development of a program to incentive ADU creation and implementation of the program is expected within the next 2-5 years. In 2019, the Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package.
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects. In 2019, an update to the DIF ordinance was adopted which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2020.

H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	Dec-2024	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the program is expected within the next 2-5 years.
H.5.B.1.	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	On-going	This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	The Town is enforcing the California Building Code requirements.

H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	The Town currently has CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below) and continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements.
----------	--	----------	---

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Total Units by Income	0	0	0	0	