



Mammoth Lakes Community Housing Action Plan

Live, Work, Thrive!

The overall goal of the Mammoth Lakes Community Housing Action Plan is to present a set of actions that address a range of community housing needs both in the near term and over the long haul. The 2017 Mammoth Lakes Housing Needs update showed that about 600 housing units are needed over the next five years to address the current housing shortfall for residents and the workforce and to keep up with job growth over the next five years. About 340 of these units need to be priced below-market to meet the full range of community housing needs. This includes homes for ownership priced below \$400,000 and rentals priced below \$1,400 per month for the average 2.5-person household. These needs will be updated within five-year's time and the Housing Action Plan will evolve to address community housing needs as they change.

Excerpts from Housing Action Plan

Page 9: Public participants in the Housing Action Plan process identified several community characteristics that are highly valued, reinforcing the existing Town vision and housing goals by:

- Retaining Mammoth Lakes as a place to live, work and play.
- Embracing the “spirit” of people who live here.
- Preserving the natural environment, with outdoor recreation access paramount.
- Retaining the “village in the trees” character.
- Striving for quality community services – hospital, schools, college, etc.
- Ensuring quality community housing and neighborhoods are available – both existing and new.

Excerpts from Housing Action Plan

Page 10: Number of Units: Produce between 200 to 300 community housing units over the next five years (completed or permitted). This was perceived as an achievable, though potentially ambitious, target, which also meets the goal of producing more units than demanded by job growth in the near term.

Page 11: Capacity – having sufficient staffing and expertise to ensure effective oversight and implementation of the Plan

Page 12: Capacity in place by end of 2018. Public Outreach/Education through 2018

Page 19: Transparency builds trust, which builds support. Outreach and education are essential if support for additional revenue, capacity, land development, code changes, or other resources are sought for housing.

Excerpts from Housing Action Plan

Page 24: Timeline of Priority Tools – Related to Shady Rest Land Acquisition

2018: Acquisition (Note: Complete March 30, 2018)

2018 through 1st Qtr 2019: Design (Note: Kickoff May 2018)

2020 through 2023: Entitlement, Finance

2024 through 2030: Construction

Page 25: The Town primarily in the lead for regulations, incentives, coordinating land development, local funding, and acquisition, consistent with Town resources and operations.

Excerpts from Housing Action Plan

Pages 28 and 29: Near Term Action Strategies

Acquire land through purchase:

- Foster public/private partnerships to catalyze development and share risk.
- Pursue master planning process of Shady Rest, if applicable.

Community process to master plan the site:

- Increase community housing choices.
- Understand circulation, housing mix, other amenities, and financial opportunities and constraints.
- Work closely with neighbors, future residents, and community stakeholders.
- Develop guiding principles; phased development.

Page 33: Mid Term Action Strategies: Seek Land Use Approvals; evaluate financing, including state/federal/local/PPP

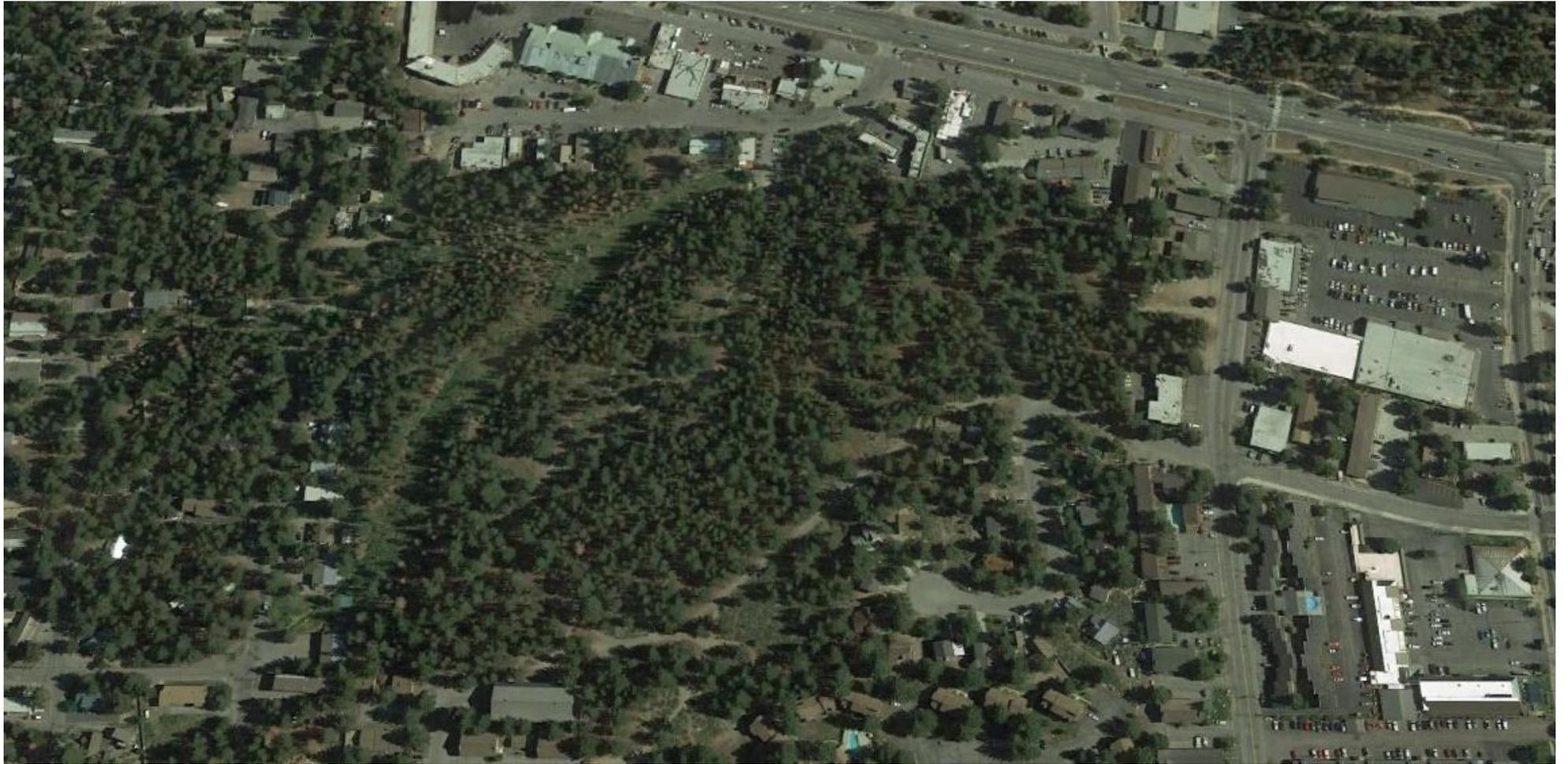
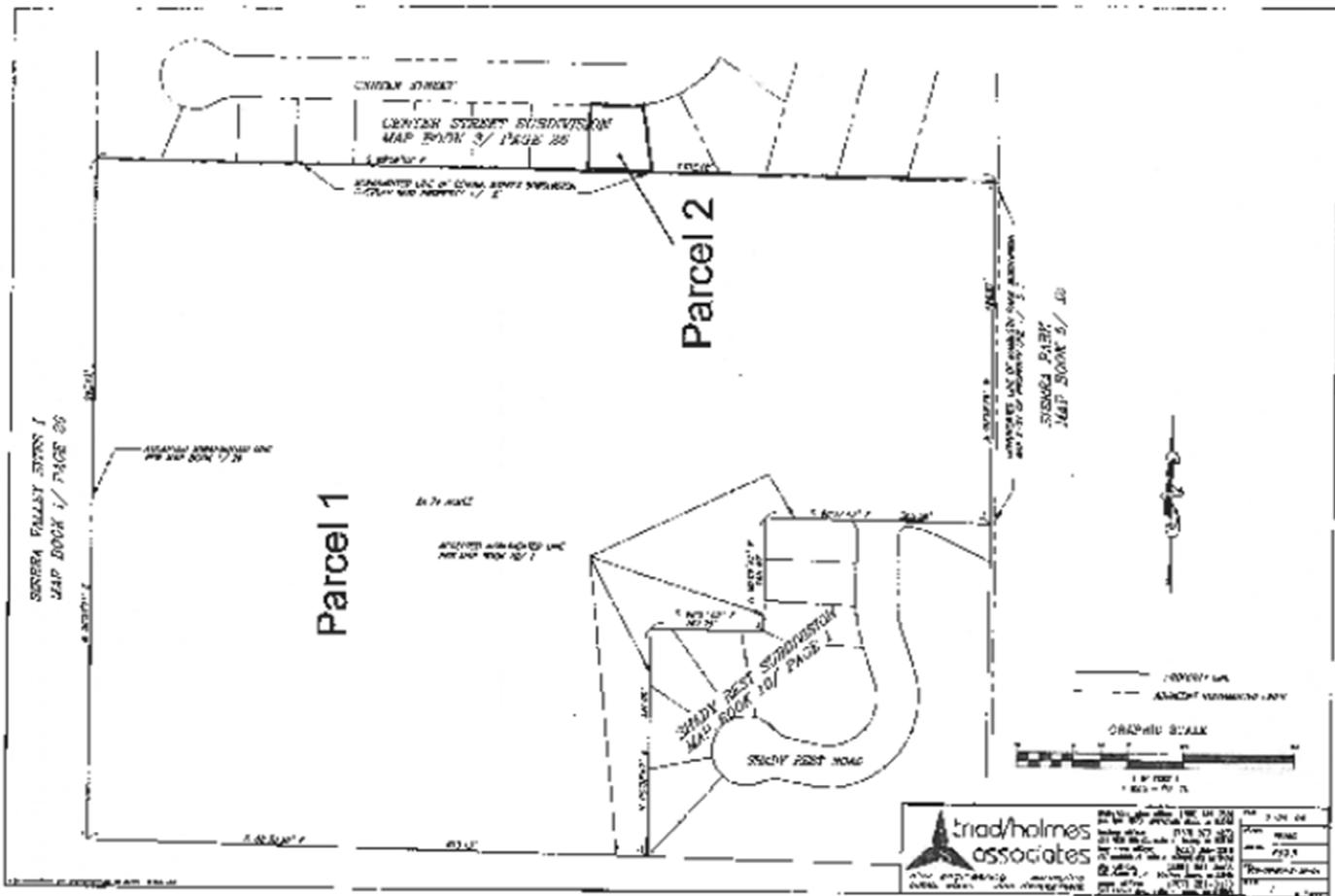


Exhibit B



triad/holmes associates civil engineering, architecture, environmental planning, urban planning		DATE: 7-26-04 PLAN: 1000 SHEET: 1001 PROJECT: SERRA VALLEY DRIVE DRAWN BY: J. H. H.
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Process to define a Development Approach for the recently acquired Shady Rest Parcel at the westerly extension of Tavern Road

- Town has recently acquired approximately 25 acres more commonly known as the Shady Rest Parcel (not the park).
- It is staff's understanding moving the development of the property forward in a timely fashion is a high priority of the Town Council.
- Staff has prepared a summary of an approach to the development of the property to inform and assist in guiding the process.
- Staff will be outlining a few initial steps and will be requesting Town Council concurrence to proceed with the use of Staff Resources and limited consultant services to begin the Opportunities and Constraints phase of the program.

Development Approach Summary

- Introduction
- What's In A Name?
- Due Diligence and Escrow
- Opportunities and Constraints
- Entitlement Process ~ Planning and Environmental Documentation Alternatives
- Public Participation Plan
- Planning and Engineering Approach
- Development Partner Alternatives
- Funding / Cash Flow Requirements/Alternatives
- Planning, Design and Construction Costs
- Process/Schedule/Milestones

Introduction

On November 1, 2017, the Town of Mammoth Lake Town Council took action to enter into an agreement to purchase approximately 25 acres known as the Shady Rest Parcel.

Escrow Closed March 30, 2018

What's In A Name?

Shady Rest is a name associated with a number of Town resources, including a street, a neighborhood and, notably, Shady Rest Park. It has been suggested the property acquired by the Town should be known by another name moving forward.

At some point in the future a formal name will be selected. In fact, there may be more than one, as there may be a name for the entire project and others for sections or neighborhoods.

Our goal today is to identify an appropriate 'holding' name by which the project can be known for now to distinguish it from other instances of Shady Rest known throughout Town.

Muir Village

A Mammoth Lakes Community



Of all the mountain ranges I
have climbed, I like the
Sierra Nevada the best.
~ John Muir



A Mammoth Lakes Community

“Dwelling Place of the Great Spirit”

Inyo Centre

Lodgepole

A Mammoth Lakes Neighborhood

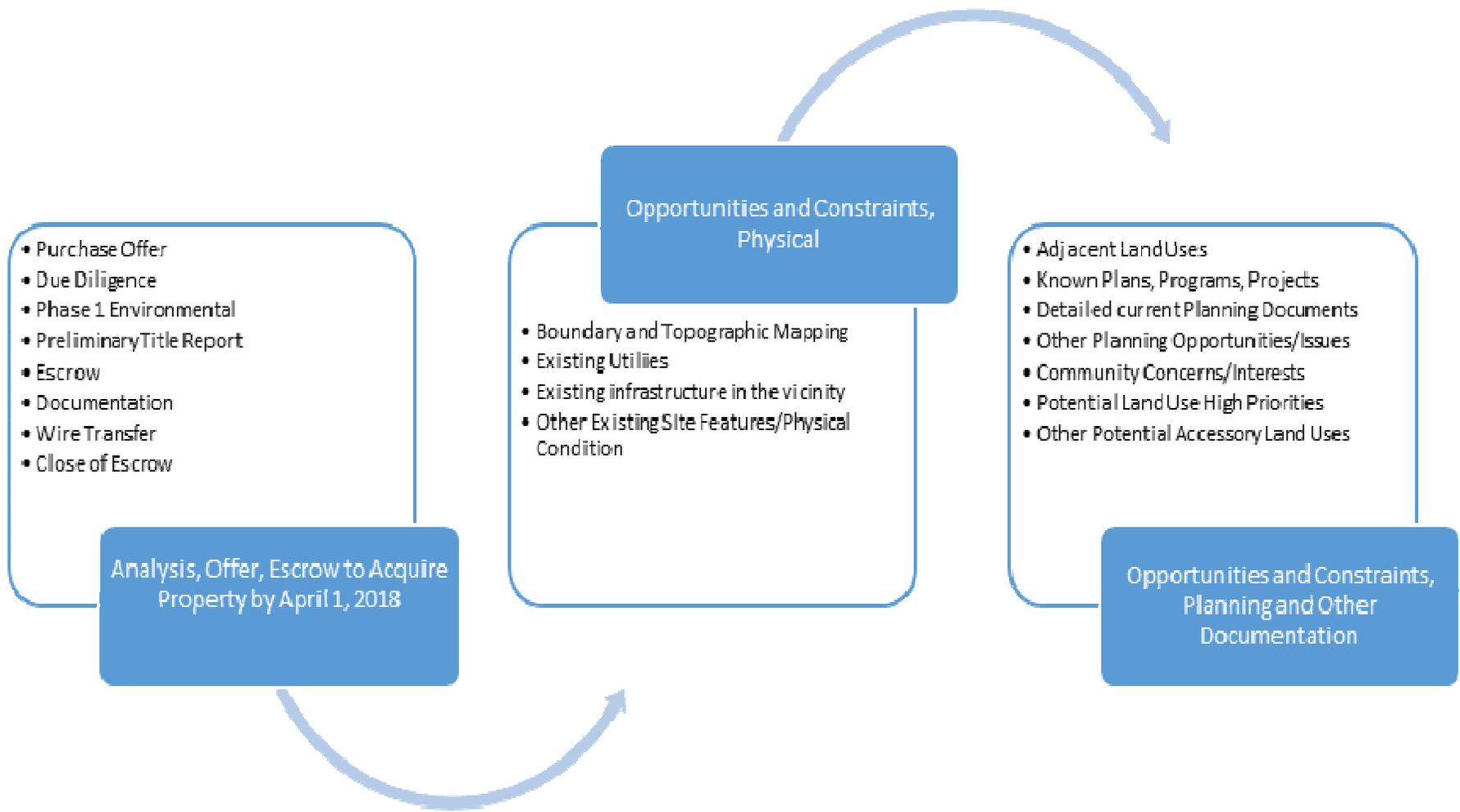
Pinus contorta subsp. *murrayana*: Tamarack pine, or Sierra lodgepole pine;



A Mammoth Lakes Neighborhood

Pinus Ponderosa, commonly known as the ponderosa pine, bull pine, blackjack pine, or western yellow pine, a very large pine tree native to western North America

Ponderosa



Due Diligence and Escrow

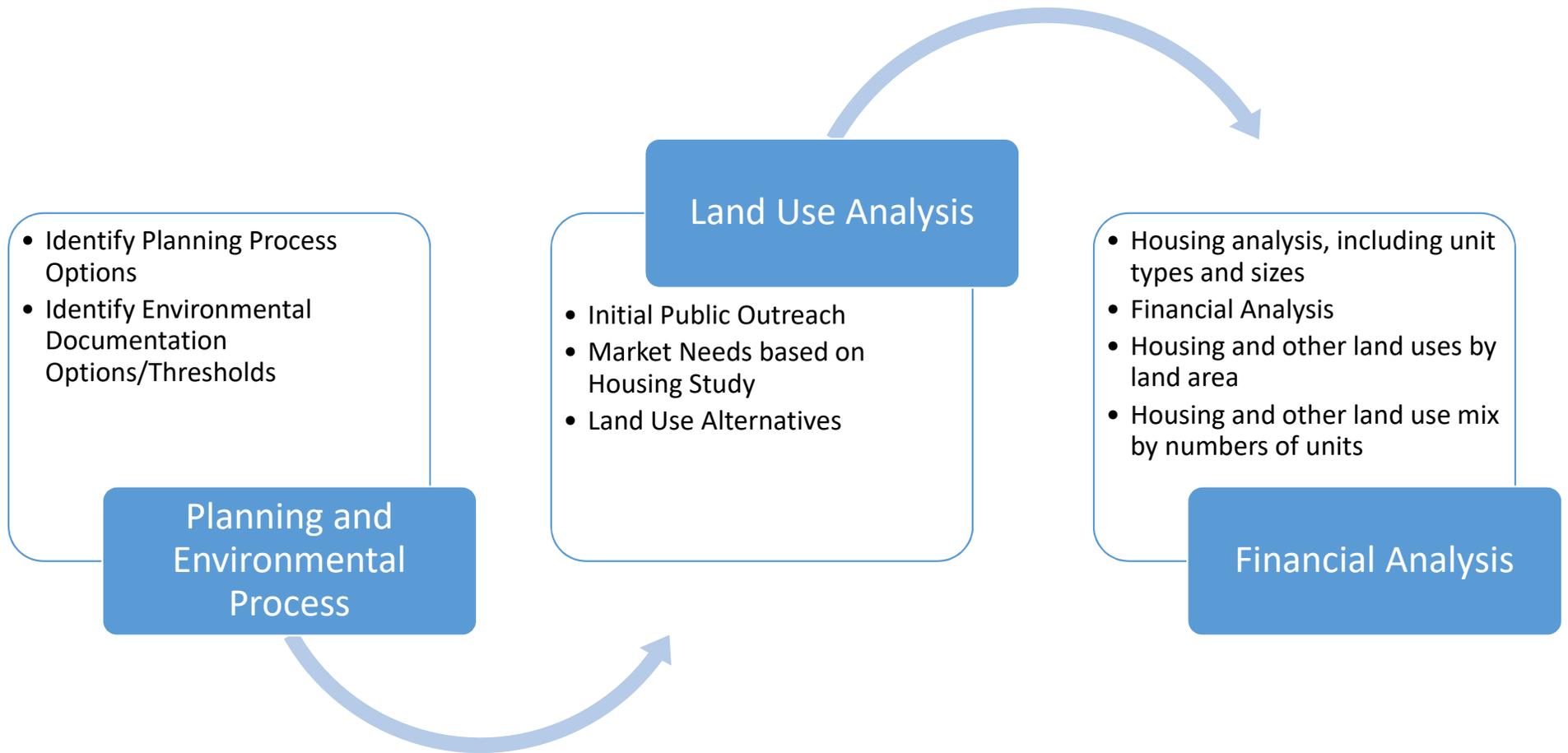
- Due Diligence and Escrow
 - Execute Intent to Purchase/Purchase and Sale Agreement: Completed January 17, 2018.
 - Enter Escrow: Upon execution by seller (complete).
 - Complete Phase I Environmental: Received and reviewed by Town Staff: Acceptable.
 - Obtain Preliminary Title Report: Received and reviewed by Town Staff.

Opportunities and Constraints

- Prepare Updated Boundary and Topographic Surveys (Next Step)
- Map Existing Utilities (Next Step)
- Identify Adjacent Land Uses (Next Step)
- Compile information on anticipated plans/programs/projects that may impact this effort: Town Staff
 - Overall Main Street Plan
 - Lower Main Street Pedestrian Improvements (to be constructed summer 2019)
 - Anticipated near-term private projects
- Compile list of Existing Planning Documents/Requirements: Town Staff

Opportunities and Constraints

- Identify other Documented Planning Opportunities/Initiatives: Town Staff
 - Downtown Revitalization
 - Walk Bike Ride
 - Existing Shady Rest Master Plan
 - Hidden Creek Crossing District Plan
 - Zoning Code
 - General Plan
 - Others
- Compile list of likely Community Concerns: Town Staff
- Compile initial list of Land Use Priorities: Town Staff
- Prepare initial list of likely Land Use Objectives and Opportunities: Town Staff

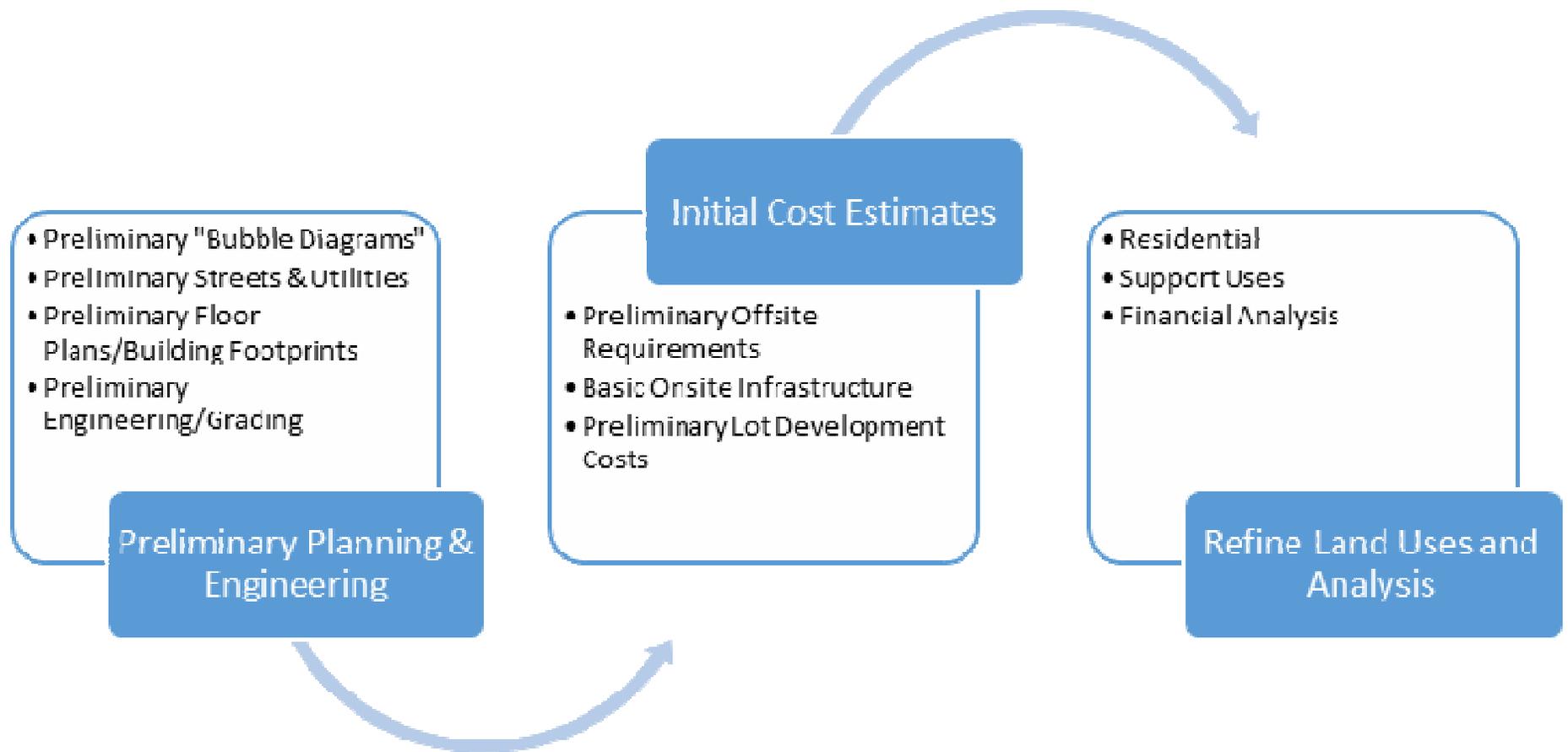


Planning and Environmental Documentation

- Entitlement Process ~ Planning and Environmental Documentation Alternatives:
Preliminary – Town Staff
 - Identify options related to Level of Planning Effort
 - Identify options related to Level of Environmental Review
 - Programmatic Approach
 - Project Specific Approach

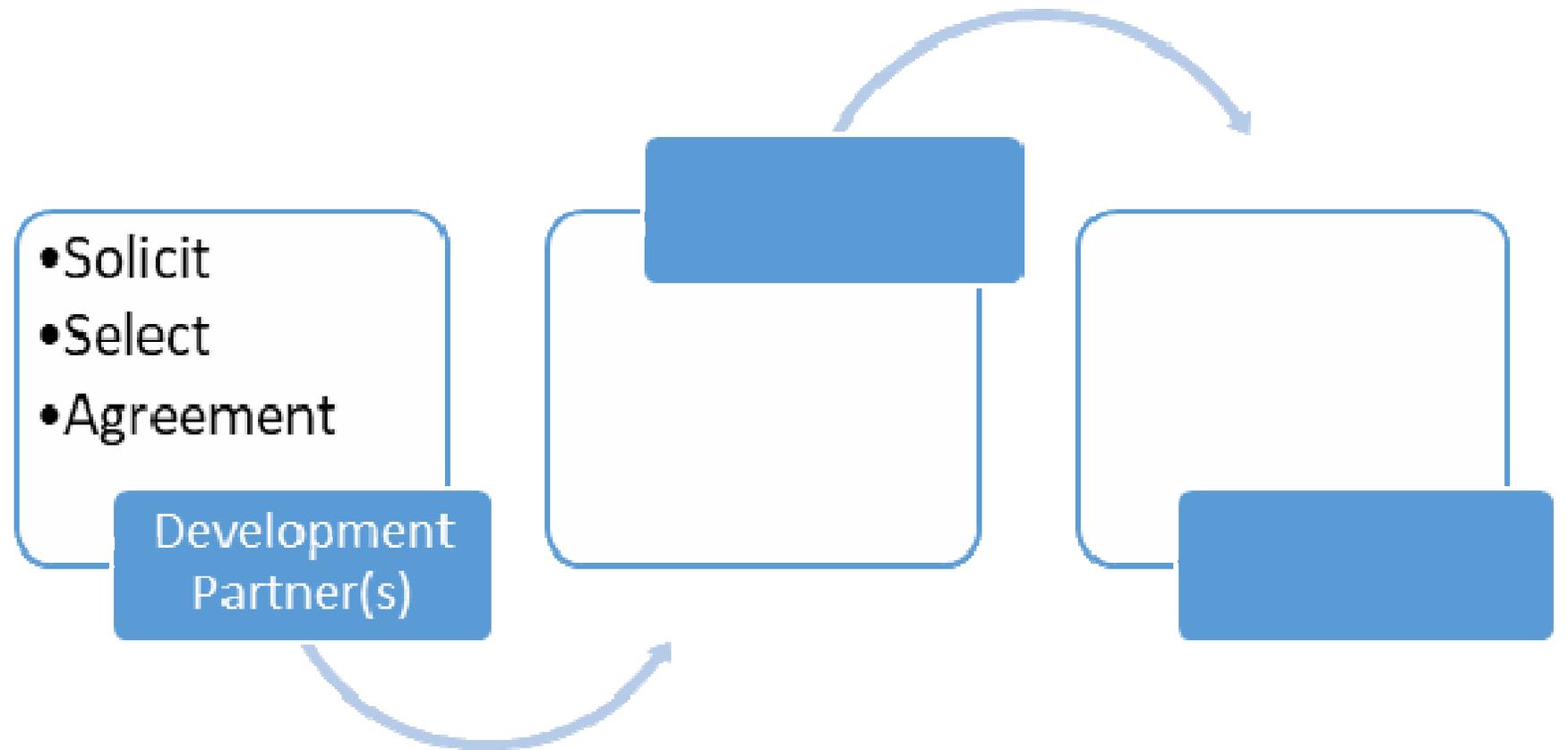
Public Participation Plan

- The process to develop the property will require careful planning and consideration of a broad range of issues.
- The Town is committed to completing a transparent and public process as we plan and design this project.



Planning and Engineering

- Planning and Engineering Approach
 - Prepare “Bubble Diagram” Land Use Identification
 - Prepare detailed planning and engineering design



Development Partner Alternatives

- No partner identified – staff has begun to be contacted by interested parties
- Process to select development partner(s)
 - Identify potential selection processes
 - Prepare Clear list of goals and requirements
 - Solicit interest
 - RFQ/RFP for Development Partner or other process?

Funding and Cash Flow Alternatives

- Identify needs
 - Purchase (complete)
 - Assistance required for Planning and Environmental Process
 - Assistance required for Detailed Planning and Engineering Design
 - Assistance required for Financial Analysis
- Identify preliminary list of possible infrastructure requirements to be finalized after environmental review
 - Onsite
 - Offsite
 - Other likely Conditions of Approval

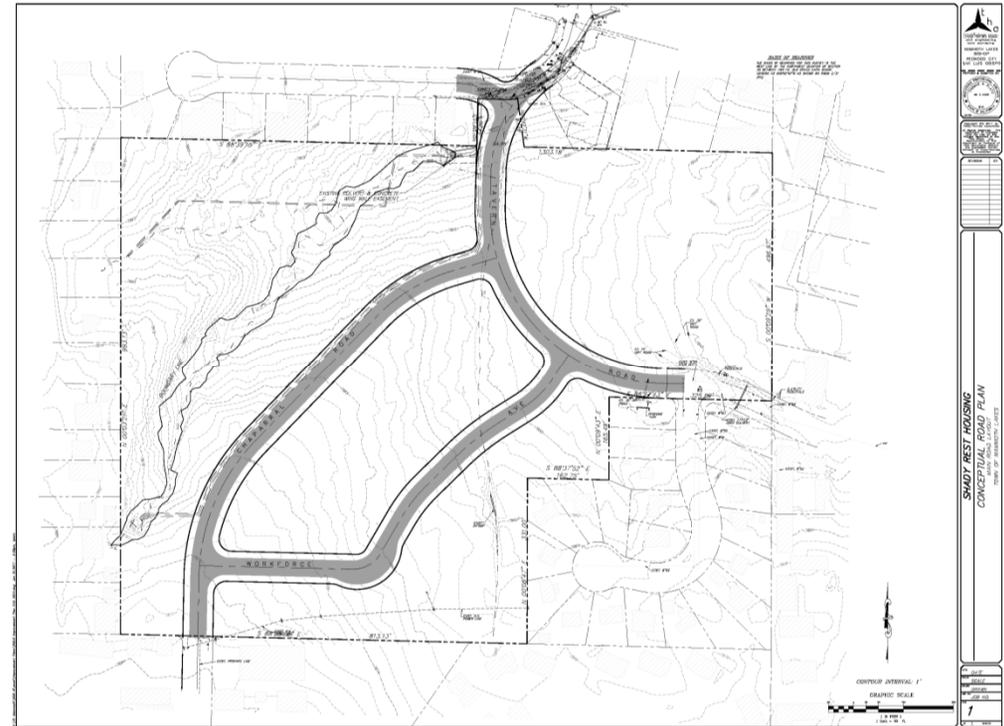
Funding and Cash Flow Alternatives

- Sources
 - Town General Fund
 - Grant Opportunities
 - Loan Opportunities
 - Development Partner(s)

Planning, Design and Construction Costs

Public Infrastructure Concept for Estimating Purposes Only

For the purpose of having an initial discussion on the extent of public infrastructure that might be necessary to support the development, staff prepared a very conceptual layout of what streets within the project area and connecting to the exterior might look like.



Process / Schedule / Milestones

Public Engagement Process

Planning and Economic Development Commission

Town Council

Overview - Development Approach	May 2018
Update on Progress, Public Engagement Plan	August 2018
Planning and Environmental Update	September 2018
Development Partner Alternatives	October 2018
Consider Detailed Process	November 2018

Next Steps / Immediate Work

- Remove hazard trees from the property as identified by the Mammoth Lakes Fire Protection District (contractors, outside support such as fire crews)
- Opportunities and Constraints
 - Prepare updated topographic survey and boundary survey.
 - Updates to the most recent wetlands delineation as necessary (consultant, if necessary)
 - Identify site conditions, such as existing adjacent utilities, access points, and other physical data (staff and consultant)
 - Identify Adjacent Land Uses – Zoning and Existing Uses
- Work program will be managed by staff once resources are identified.



Questions?