



AGENDA

MONO COUNTY HOUSING AUTHORITY STATE OF CALIFORNIA

Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA 93546

July 18, 2023

TELECONFERENCE INFORMATION

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Board may participate by electronic means.

1. Mammoth Teleconference Location – for meetings held on the first and second Tuesday of each month - Mono Lake Room of the Mono County Civic Center, First Floor, 1290 Tavern Road, Mammoth Lakes, CA. 93546;
2. Bridgeport Teleconference Location – for meetings held on the third Tuesday of each Month - Mono County Courthouse, Second Floor Board Chambers, 278 Main Street, Bridgeport, CA. 93517;
3. Zoom Webinar.

Members of the public may participate via the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/86329694231> or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 863 2969 4231.

To provide public comment, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Zoom Webinar 863 2969 4231.

To provide public comment, press *9 to raise your hand and *6 to mute/unmute.

If you are unable to join the Zoom Webinar of the Board meeting, you may still view the live stream of the meeting by visiting: https://monocounty.granicus.com/MediaPlayer.php?publish_id=9a33cb32-3bca-442e-bd87-e41fad4cc609

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5530 or bos@mono.ca.gov. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130). Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517) and online at <http://monocounty.ca.gov/bos>. Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board and online.

2:00 PM Call meeting to Order

Pledge of Allegiance

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

2. AGENDA ITEMS

A. Board Minutes

Departments: Clerk of the Board

5 minutes

(Danielle Patrick, Senior Deputy Clerk - Elections Assistant) - Approval of Board minutes from the July 2022, Housing Authority meeting.

Recommended Action: Approve the Board minutes from the July 19, 2022, Housing Authority meeting.

Fiscal Impact: None.

B. Report on Housing Authority Purpose and Formation

Departments: County Counsel

10 minutes

(Christopher Beck, Assistant County Counsel) - Presentation by Christopher Beck regarding the purpose and formation of the Mono County Housing Authority.

Recommended Action: None, informational only. Provide any desired direction to staff.

Fiscal Impact: None.

C. Report on Mono County Housing Programs

Departments: Community Development

5 minutes

(Wendy Sugimura, Community Development Director) - Report that provides updates on Mono County Housing Programs will be returned to the Mono County Board of Supervisors at a future meeting.

Recommended Action: None, informational only. Provide any desired direction to staff.

Fiscal Impact: None.

ADJOURN



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE	July 18, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	5 minutes	PERSONS APPEARING BEFORE THE BOARD	Danielle Patrick, Senior Deputy Clerk - Elections Assistant
SUBJECT	Board Minutes		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Approval of Board minutes from the July 2022, Housing Authority meeting.

RECOMMENDED ACTION:

Approve the Board minutes from the July 19, 2022, Housing Authority meeting.

FISCAL IMPACT:

None.

CONTACT NAME: Danielle Patrick

PHONE/EMAIL: 7609325535 / despinosa@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
July 19, 2022 DRAFT Meeting Minutes

History

Time	Who	Approval
6/30/2023 3:15 PM	County Counsel	Yes

6/26/2023 10:33 AM

Finance

Yes

7/3/2023 9:04 AM

County Administrative Office

Yes



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

Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA 93546

July 19, 2022

Backup Recording	Zoom
Minute Orders	M22-01
Resolutions	None
Ordinance	None

11:38 AM Meeting called to order by Chair Gardner.

Pledge of Allegiance led by Supervisor Kreitz.

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

2. AGENDA ITEMS

A. Housing Authority Minutes

Departments: Clerk of the Board

Approval of the Housing Authority Minutes from June 15, 2021, Meeting of the Mono County Housing Authority.

Action: Approved the Housing Authority Minutes from June 15, 2021, Meeting of the Mono County Housing Authority.

Kreitz motion; Corless seconded

Vote: 5 yes, 0 no

M22-01

Chair Gardner:

- Presented Item.

B. Housing Authority Purpose

Departments: CAO and Community Development

(Sanjay Choudhrie, Housing Opportunities Manager) - Presentation by Sanjay

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

Choudhrie and Wendy Sugimura regarding the purpose and function of the Housing Authority.

Action: None.

Wendy Sugimura, Community Development Director:

- Presented item.

C. Market Report: Building Permit Report

Departments: Community Development

(Michael Jones, Permit Technician) - Presentation by Michael Jones regarding 2021 building permit data.

Action: None.

Michael Jones, Permit Technician:

- Presented item.

D. Housing Programs

Departments: Community Development

(Bentley Regehr, Planning Analyst) - Presentation by County housing staff on the status of housing programs.

Action: None.

Bentley Regehr, Planning Analyst:

- Presented item.

Kathy Peterson, Public Health Director:

- Provided an update on Birch Creek Condo.

ADJOURNED at 12:03 PM.

**BOB GARDNER
CHAIR OF THE BOARD**

**DANIELLE PATRICK
SENIOR DEPUTY CLERK OF THE BOARD**

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE	July 18, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	10 minutes	PERSONS APPEARING BEFORE THE BOARD	Christopher Beck, Assistant County Counsel
SUBJECT	Report on Housing Authority Purpose and Formation		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Presentation by Christopher Beck regarding the purpose and formation of the Mono County Housing Authority.

RECOMMENDED ACTION:

None, informational only. Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Christopher Beck

PHONE/EMAIL: 760-924-1706 / cbeck@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR **PRIOR TO 5:00 P.M. ON THE FRIDAY 32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff Report - Transfer of Vouchers
<input type="checkbox"/> Slide Deck
<input type="checkbox"/> Resolution Creating Housing Authority
<input type="checkbox"/> Housing Authority Bylaws
<input type="checkbox"/> Resolution - Transfer of Vouchers

History

Time	Who	Approval
7/13/2023 4:03 PM	County Counsel	Yes
7/13/2023 4:09 PM	Finance	Yes
7/13/2023 4:10 PM	County Administrative Office	Yes

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
www.monocounty.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

September 20, 2011

TO: Mono County Board of Supervisors

FROM: Mary Booher, Financial Analyst
Scott Burns, Director

SUBJECT: Housing Choice Voucher Program

RECOMMENDATION:

Approve resolution, Incorporating the Mono County Section 8 Housing Choice Voucher Program (HCV) into the Stanislaus County Housing Authority (SCHA) HCV Program, and provide desired direction to staff.

FISCAL IMPLICATIONS: None.

DISCUSSION:

The Federal Department of Housing and Urban Development (HUD) provides Housing Vouchers to low-income individuals to subsidize housing costs under the Housing Choice Voucher (HCV) Program (often referred to as Section 8). This program has been administered through the State of California Department of Housing and Community Development (HCD) for Mono County and eleven other rural counties. In Mono and Inyo County, the program has been administered through a sub-contract with Inyo-Mono Advocates for Community Action (IMACA).

Mono County received a letter from the State Department of Housing and Community Development dated August 16, 2011, stating that the state is divesting itself from this role, and requesting the County approve a resolution to incorporate the 18 Mono County Vouchers into the Stanislaus County Housing Authority (SCHA).

Staff has spoken to program staff at IMACA, to try and identify the impacts of this change. According to IMACA staff, there are 47 vouchers allocated to Inyo and Mono Counties, but only 25 are currently filled due to difficulties with the State HCD. Staff at IMACA believe that not only could we fill all the vouchers, we could, in fact use more. IMACA staff feel that based on their preliminary conversations with staff at SCHA, this transition will be good for the program, in that staff at SCHA have indicated not only a willingness to fill all the existing vouchers, but to obtain additional vouchers if the need is shown.

IMACA currently receives \$44.66/month for each filled voucher. This program would break even for them if all vouchers were filled, but the lack of cooperation from the state requires that the General Fund of IMACA subsidize the administration of this program. While there is a waiting list, the State has also instructed IMACA to stop issuing vouchers pending this transition.

Staff recommends approval of this resolution to ensure the continuation of this vital service in Mono County.

If there are any questions regarding this item, please contact Mary Booher at 932-5583.

HOUSING AUTHORITY OVERVIEW



WHAT IS A HOUSING AUTHORITY

Health & Safety Code 34201.

- ▶ It is hereby declared:
- ▶ (a) That there exist in the State insanitary or unsafe dwelling accommodations and that persons of low income are forced to reside in such accommodations; that within the State there is a shortage of safe or sanitary dwelling accommodations available at rents which persons of low income can afford and that such persons are forced to occupy overcrowded and congested dwelling accommodations; that these conditions cause an increase in and spread of disease and crime and constitute a menace to the health, safety, morals, and welfare of the residents of the State and impair economic values; that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection, and other public services and facilities.



WHAT IS A HOUSING AUTHORITY

Health & Safety Code 34240: In each county and city there is a public body corporate and politic known as the housing authority of the county or city. The authority shall not transact any business or exercise its powers unless, by resolution, the governing body of the county or city declares that there is need for an authority to function in it.

Health & Safety Code 34240.1: Notwithstanding the provisions of Section 34240, the governing body of any city or county may, upon declaration by resolution that there is a need for an authority to function in it, enter into an agreement with any other city or county whose governing body has declared by resolution the need for an authority to function in it, to form an area housing authority in the manner set forth in Sections 34246 and 34247.



WHAT IS A HOUSING AUTHORITY

Health & Safety Code 34242: The governing body may adopt a resolution declaring that there is need for a housing authority if it finds either of the following:

- (a) That insanitary or unsafe inhabited dwelling accommodations exist in the county or city.
- (b) That there is a shortage of safe or sanitary dwelling accommodations in such county or city available to persons of low income at rentals they can afford.

Health & Safety Code 34243: In determining whether dwelling accommodations are unsafe or insanitary the governing body may take into consideration:

- (a) The degree of overcrowding.
- (b) The percentage of land coverage.
- (c) The light, air, space, and access available to the inhabitants of such dwelling accommodations.
- (d) The size and arrangement of the rooms.
- (e) The sanitary facilities.
- (f) The extent to which conditions exist in such buildings which endanger life or property by fire or other causes.



WHAT IS A HOUSING AUTHORITY

Health & Safety Code 34271: When the governing body of a county adopts such a resolution it shall appoint five persons as commissioners of the authority. The governing body shall appoint two additional commissioners who are tenants of the authority if the authority has tenants, or within one year after the authority first does have tenants. One such tenant commissioner shall be over 62 years of age if the authority has tenants of such age.



HOUSING AUTHORITIES - GENERALLY

- ▶ Two Main Programs Traditionally
 - ▶ HCV & Public Housing
- ▶ Other Programs
 - ▶ VASH Vouchers, RAD, Homeownership, Financial and Credit Counseling, etc.



HOUSING AUTHORITIES - GENERALLY

Powers of Housing Authorities

A Public Body Corporate and Politic (H&S Code 34310)

An Authority May:

- ▶ Sue and be sued
- ▶ Have a seal and alter it
- ▶ Have perpetual succession
- ▶ Make and execute contracts and other instruments
- ▶ Make, amend, and repeal by-laws and regulations (H&S Code 34311)



ROLE OF THE HOUSING AUTHORITY

- ▶ An Authority May Undertake:
 - ▶ Carry out, acquire, lease, and operate housing projects for persons of low income
 - ▶ Construct, reconstruct, improve, alter or repair all or part of any housing project
 - ▶ Provide leased housing to persons of low income
 - ▶ Provide financing for the acquisition, construction, rehabilitation, refinance or development of low-income housing [including issuing tax-exempt bonds
 - ▶ Provide counseling, and referral services for housing
 - ▶ Acquire, construct, improve mobile home parks [20% rule] (H&S Code 34312)



ROLE OF THE HOUSING AUTHORITY

An Authority May:

- (a) Investigate into living, dwelling, and housing conditions and into the means and methods of improving such conditions.
- (b) Determine where slum areas exist or where there is a shortage of decent, safe, and sanitary dwelling accommodations for persons of low income.
- (c) Make studies and recommendations relating to the problem of clearing, replanning, and reconstructing of slum areas, and the problem of providing dwelling accommodations for persons of low income, and cooperate with the city, the county, the State or any of its political subdivisions in action taken in connection with such problems.
- (d) Engage in research, studies, and experimentation on the subject of housing. (H&S Code 34317)



ROLE OF THE HOUSING AUTHORITY

Acting through one or more commissioners or other person or persons designated by it, an authority may:

- (a) Conduct investigations, hear testimony, and take proof under oath at public or private hearings on any matter material for its information.
- (b) Administer oaths, issue subpoenas requiring the attendance of witnesses or the production of books and papers, and issue commissions for the examination of witnesses who are outside of the State, unable to attend before the authority, or excused from attendance.
- (c) Make available to appropriate agencies, including those charged with the duty of abating nuisances or like conditions or of demolishing unsafe or insanitary structures within its area of operation, its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, morals, safety, or welfare. (H&S Code 34318)



HOUSING AUTHORITIES – REPORTING REQUIREMENTS

Depending on funding sources, annual reports to the State of California and United States Department of Housing and Urban Development.



QUESTIONS





RESOLUTION NO. 05- 094

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
DECLARING THE NEED FOR A HOUSING AUTHORITY AND
ESTABLISHING THE MONO COUNTY HOUSING AUTHORITY**

WHEREAS, authority for the establishment of a county housing authority is set forth in the Housing Authorities Law pursuant to Health and Safety Code Sections 34200 et seq.; and

WHEREAS, the Board of Supervisors finds and declares that there is need for the Mono County Housing Authority to function to provide for housing available for lower and moderate income persons residing and working within Mono County; and,

WHEREAS, the Board of Supervisors finds, pursuant to Health and Safety Code Section 34242(b), that there is a shortage of safe or sanitary dwelling accommodations within Mono County that are available to persons of low income at rentals that they can afford, and that these findings are based on the findings set forth in the Housing Element of the Mono County General Plan and in a housing needs assessment prepared by The Housing Collaborative, LLC; and

WHEREAS, the Board of Supervisors declares that there shall be five commissioners appointed as commissioners of the Mono County Housing Authority, that the Board of Supervisors shall be the commissioners of the Mono County Housing Authority pursuant to Health and Safety Code Section 34290; that all of the rights, powers, duties, privileges and immunities vested by the Housing Authorities Law in the commissioners of the Mono County Housing Authority shall be vested in the Board of Supervisors; that there are presently no tenants of the Mono County Housing Authority, and at such time as the Mono County Housing Authority has tenants, there shall be appointed two such tenants as commissioners to the Mono County Housing Authority;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF MONO COUNTY
RESOLVES** as follows:

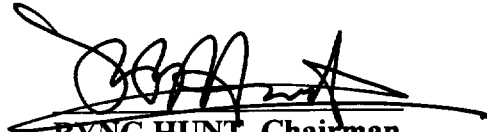
1. The Board of Supervisors declares the need for the establishment of a Mono County Housing Authority and hereby establishes the Mono County Housing Authority; and

2. The Board of Supervisors declares that the Board of Supervisors shall be the commissioners of the Mono County Housing Authority and shall be vested with all of the rights, powers, duties, privileges and immunities vested by the Housing Authorities Law in the commissioners of the Mono County Housing Authority.

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APPROVED AND ADOPTED this 8th day of November, 2005, by the following vote:

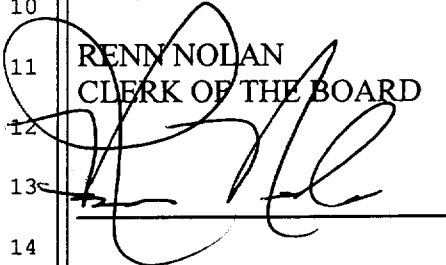
AYES : Supervisors Bauer, Cecil, Farnetti, Hazard, Hunt.
NOES : None.
ABSTAIN : None.
ABSENT : None.



BYNG HUNT, Chairman
Board of Supervisors
County of Mono

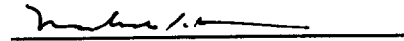
ATTEST:

RENNY NOLAN
CLERK OF THE BOARD



APPROVED AS TO FORM:

MARSHALL RUDOLPH
COUNTY COUNSEL



**FIRST AMENDED BYLAWS OF THE
HOUSING AUTHORITY
OF THE COUNTY OF MONO
STATE OF CALIFORNIA**

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF MONO:

That the Housing Authority of the County of Mono, State of California, was created by resolution of the Mono County Board of Supervisors on November 8, 2005, authorized in accordance with the provisions of the Housing Authorities Law of the State of California, set forth in Sections 34240 et seq. of the California Health and Safety Code, and is therefore now legally recognized to transact business and exercise its powers within its area of operation and authority as defined by the Housing Authorities Law and any amendments thereto.

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be Housing Authority of the County of Mono.

Section 2. Seal of Authority. A Seal of the Authority may be created and shall be in the form as determined by resolution of the Board, and shall bear the name of the authority and the year of its organization.

Section 3. Office of Authority/Meeting Place. The principal office of the Authority shall be in the office of the Community Development Department, or at such other location as determined by resolution of the Authority. The principal meeting place of the Authority shall be in the Boardroom of the Mono County Board of Supervisors located within the Bridgeport Courthouse at Courthouse, Main Street, Bridgeport, California, 93517. The Board of Commissioners may hold its meetings at such other places as it may from time to time designate.

Section 4. Board of Commissioners. The Board of Commissioners (hereinafter the Board) shall be comprised of the Board of Commissioners as appointed or declared by the Mono County Board of Supervisors in accordance with the applicable provisions of the Housing Authorities Law. The Board shall be comprised of the Mono County Board of Supervisors as provided in Health and Safety Code section 34290(a) until such time that the Mono County Board of Supervisors declares otherwise.

ARTICLE II - OFFICERS

Section 1. Officers. The Officers of the Board shall be a Chairman and a Vice-Chairman. Ex-officio positions acting as its staff shall include an Executive Director who shall act as Secretary of the Board, unless the Board otherwise determines that the Clerk of the Board of Supervisors, or some other designated person, shall act as the Secretary.

Section 2. Chairman. The Chairman shall initially be selected by the Mono County

Board of Supervisors. Successor Chairmen shall be selected annually by the Board of Commissioners at the Board=s annual meeting. The Chairman shall preside at all meetings of the Board. Except as otherwise authorized by resolution of the Board, or pursuant to the provisions of these Bylaws, the Chairman shall sign all contracts, deeds, and other instruments made by the Board. At each meeting, the Chairman shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Authority. When so directed by the Board, outgoing correspondence will meet with the approval of the Chairman of the Board.

Section 3. Vice-Chairman. A Vice-Chairman shall be elected by the Board of Commissioners and shall perform the duties of the Chairman in the absence of the Chairman; and in the case of the resignation, incapacity or death of the Chairman shall perform such duties as are imposed on the Chairman until such time as the Board selects a new Chairman.

Section 4. Executive Director. The Board may appoint an Executive Director of the Authority who shall serve at the pleasure of the Board. The Executive Director shall have general management and supervision over the administration of the business and affairs of the Authority. The Executive Director shall keep, or cause to be kept, the records of the Authority; shall act as Secretary of the meetings of the Board and record all votes; shall keep a record of the proceedings of the Board in a journal of proceedings to be kept for such purpose; and perform all duties incident to that office. The Executive Director shall keep in safe custody the Seal of the Authority, if any, and shall have the power to affix such seal to all contracts and instruments authorized to be executed by the Board.

The Executive Director shall also be the Treasurer of the Authority; shall have the care and custody of all funds of the Authority; and shall ensure the deposit in the name of the Authority in such bank or banks as the Authority may select. The Executive Director shall sign or direct to be signed all orders or checks for the payment of money and shall disburse such money under the direction of the Board. All checks of the Authority shall be signed by any two of the following: Chairman of the Board, Vice-Chairman of the Board, Executive Director, all of whom shall be bonded for faithful performance of their duties, as required by the Board, unless the Board determines and declares that this requirement be waived. The Executive Director shall cause to be kept regular books of account showing receipts for expenditures and shall render to the Board at each regular meeting, or at the request of the Board, an account of the transactions of the Authority and the financial condition of the Authority. The Executive Director may, subject to Board approval, designate a Deputy Director or Acting Director, to be in charge during the Executive Director=s absence or when the business of the Authority will be best served by that designation.

Section 5. Additional Duties. The officers of the Authority shall perform such lawful duties and functions as may from time to time be required by the Board, the Bylaws, or any rules and regulations enacted by the Authority.

Section 6. Election of Officers. The Chairman and Vice-Chairman shall be elected at the Annual Meeting of the Board from among the Commissioners of the Authority and shall hold

office for one year or until their successors are elected and qualified.

Section 7. Vacancies. Should the Office of the Chairman or Vice-Chairman become vacant, the Board shall elect a successor from its membership, and such election shall be for the unexpired term of said office. When the office of the Executive Director becomes vacant, the Board shall appoint a successor.

Section 8. Additional Personnel. The Authority may, from time to time, employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authorities Law of the State of California and all other laws of the State of California, and all federal laws, applicable to the Authority. The selection and compensation of such personnel, including the Executive Director, shall be determined by the Authority, subject to all applicable laws and any adopted personnel rules and regulations of the Authority.

Section 9. Indemnification of Commissioners, Officers, and Employees. The Authority shall be authorized to pay attorneys, accountants, and such other special or expert services as may be required and approved by the Board and shall be authorized to pay the expenses and costs of any legal proceeding or action of any nature against the Authority, its Commissioners, Officers, or employees, when such actions arise out of an act or omission occurring within the scope of their duties, and in accordance with the Housing Authority's bylaws, policies, and applicable laws.

The Authority shall be authorized, in accordance with applicable laws and regulations, to indemnify any Commissioner, Officer, or employee of the Authority for any judgment obtained against such person arising out of an act or omission occurring within the scope of his or her duties to the Authority, but in no case shall any person be indemnified when there is an adverse judgment against that person for embezzlement, misappropriation of funds, or engaging in any criminal act or any act not authorized by the Authority. The Authority is authorized to, and may in its sole discretion, supply such indemnification by means of policies of insurance if the same is available.

Section 10. Compensation. The Board shall receive that amount of compensation set forth in Section 34274 of the Health and Safety Code if the Board authorizes such compensation by resolution of the Board.

ARTICLE III – MEETINGS

Section 1. Annual Meetings. The Annual Meeting of the Board shall be held at the principal place of meetings, unless otherwise designated by the Board, on the second Tuesday in the month of March at a designated time in the afternoon following the meeting of the Mono County Board of Supervisors.

Section 2. Regular Meetings. The Board shall hold one regular meeting each year at the same time as the Annual Meeting. The regular meeting of the Board shall be held at the principal meeting place of the Board on the second Tuesday in March at a designated time in the afternoon following the meeting of the Mono County Board of Supervisors.

BOARD OF SUPERVISORS, COUNTY OF MONO, STATE OF CALIFORNIA

**IN THE MATTER OF INCORPORATION OF THE MONO COUNTY
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV) INTO THE
STANISLAUS COUNTY HOUSING AUTHORITY (SCHA) HCV PROGRAM**

RESOLUTION 11- 67

Request the State Department of Housing and Community Development divest itself of and return the Mono County Housing Choice Voucher allocation to the Department of Housing and Urban Development contingent upon HUD's transfer of Mono HCV program to the Stanislaus County Housing Authority to be used in an expanded service territory that would include Mono County.

WHEREAS, the Mono County Housing Choice Voucher Program (HCV) is allocated eighteen (18) vouchers and is currently being administered by the State Department of Housing and Community Development from their office in Sacramento, California; and

WHEREAS, the Stanislaus County Housing Authority (SCHA), currently administers the HCV program with a pool of housing vouchers in the region consisting of Stanislaus County; and

WHEREAS, it would be advantageous to have the Mono County's HCV program incorporated into SCHA's program because a locally administered program could result in more responsiveness to issues and concerns; and Mono County's eligible citizens could have access to (if demand and selection preferences allow) a larger number of vouchers than currently allocated by HCD; and

WHEREAS, SCHA is agreeable to this request;

NOW THEREFORE BE IT RESOLVED, by the Mono County Board of Supervisors that Mono County requests the California State Department of Housing and Community Development to divest itself and return the Mono County Housing Choice Voucher allocation to the Department of Housing and Urban Development (HUD) contingent upon HUD's transfer of Mono County's 18 HCV program Vouchers to the Stanislaus County Housing Authority for use in an expanded HCV service area to include Mono County.

Adopted by the Board of Supervisors of the County of Mono on the 20th day of September, 2011

by the following vote:

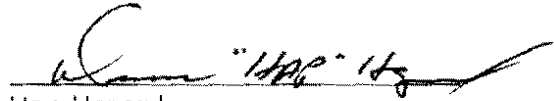
AYES: Supervisors Bauer, Hansen, Hazard, Hunt, Johnston

NOES: None

ABSTAIN: None


ABSENT: None

COUNTY OF MONO



Hap Hazard
Chair, Board of Supervisors

ATTEST:



Lynda Roberts
CLERK OF THE BOARD

APPROVED AS TO FORM:



Marshall Rudolph
County Counsel



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE	July 18, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	5 minutes	PERSONS APPEARING BEFORE THE BOARD	Wendy Sugimura, Community Development Director
SUBJECT	Report on Mono County Housing Programs		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Report that provides updates on Mono County Housing Programs will be returned to the Mono County Board of Supervisors at a future meeting.

RECOMMENDED ACTION:

None, informational only. Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Wendy Sugimura

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SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
staff report
Housing Tracking Matrix

History

Time	Who	Approval
7/12/2023 12:37 PM	County Counsel	Yes
7/12/2023 4:06 PM	Finance	Yes
7/13/2023 7:46 AM	County Administrative Office	Yes

Mono County Housing Authority

P.O. Box 347
Mammoth Lakes, CA 93546
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commdev@mono.ca.gov

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July 18, 2023

To: Mono County Housing Authority

From: Wendy Sugimura
Mono County Community Development Director

Re: REPORT ON MONO COUNTY HOUSING PROGRAMS

BACKGROUND

Past Housing Authority meetings have included a discussion of building and planning permits, and an overview of current Mono County housing programs by various departments. In an effort to separate the work of the Housing Authority and the County, this report will be provided at a future meeting of the Mono County Board of Supervisors.

DISCUSSION

The previous report included funding sources such as the County's Affordable Housing Fund, the Housing Mitigation Ordinance, and various grants. The programs that were discussed included the Revolving Loan Fund, Mono County rental units, County First-Time Homebuyer Program, Behavioral Health programs, Social Services programs, the Davison House, Housing Choice Voucher (Section 8) housing program, and Community Development housing policies, including both new policy development and implementation of the approved Housing Element.

Except for potentially the Section 8 housing voucher program, which may remain with the Housing Authority pending Board direction, the remainder of the policy and program items will be returned to the Mono County Board of Supervisors by the respective departments conducting the work at future meetings.

For more information, please contact Wendy Sugimura at 760-924-1814 or wsugimura@mono.ca.gov.

Mono County Housing Opportunities-Project tracking

Category	Recommendation	Priority	staff responsible	status	Date of update	
Staffing and Partnerships	Rehire housing coordinator position	high	CAO/HR	First round interviews are being scheduled	7/18/2023	
Staffing and Partnerships	Enter into a contract with Mammoth Lakes Housing/Eastern Sierra Community Housing to pursue projects in the County		CAO	Staff has reviewed all the existing contracts with MLH and is in the process of developing a Scope of Work.	7/18/2023	
Staffing and Partnerships	Housing authority changes, (1) create a JPA housing authority with the Town, Bishop, Inyo and Alpine Counties, or (2) force the Stanislaus County Housing Authority to place-base Housing Choice Vouchers		CAO	Staff has met with Inyo and Alpine Counties. The Ferguson Group has also participated and is working with HUD to help us understand the requirements of a local Housing Authority to manage the vouchers, and what the process would be to bring the vouchers back from Stanislaus County.	7/18/2023	
Staffing and Partnerships	Support workforce and supportive housing development in Mammoth Lakes		CAO/Board	The Board has supported several projects in Mammoth Lakes	4/18/2023	
Staffing and Partnerships	The Bridgeport Indian Colony lost housing in the Mountain View Fire pursue a partnership with the Tribe as they plan for rebuilding		CAO	Staff has met with leadership from the Lone Pine tribe. They are awaiting insurance and litigation proceeds, and then will consider re-building. They may also consider selling. They were notified that the County would be interested should they choose to sell.	7/18/2023	
County-owned and Surplus land	Subdivide community center site in Lee Vining		CAO	RFQ has been released to identify a Housing Development consultant to assist with moving this forward. Proposals are due 7/22/2023	7/18/2023	
County-owned and Surplus land	Work with Mammoth Unified School District in Crowley to determine if all of their land is needed		CAO	Site would need to be evaluated for feasibility for housing		Reach out to MUSD, to see if they are interested.
County-owned and Surplus land	Support Forest Service housing and get a commitment to build additional workforce units		CAO/Board	Board members have met with our Federal delegation	4/18/2023	Need funding for water pipes, need legislation to specifically support workforce housing on FS property

				CAO and Supervisor Peters met with the HTF Forest Supervisor on this issue. We will continue to look for funding opportunities.	7/18/2023	Set meeting with INF
County-owned and Surplus land	Repurpose the manufactured house which is being used as a youth center to housing		CAO	This building currently houses the Visitors Center and is not a suitable housing location	4/18/2023	
County-owned and Surplus land	Consider relocating the Economic Development Office and repurposing the building to housing		CAO	This is the old hospital/Social Services building and in not suitable for workforce housing.	4/18/2023	
				Should the County choose to engage in space planning for Bridgeport, staff could ask that this be considered for demolition, if the office space is not needed.	4/18/2023	
County-owned and Surplus land	Pursue land swaps with Forest Service and LADWP		Board/CAO	This is a long-term process, and is always an available option.	4/18/2023	
County-owned and Surplus land	The Marine Mountain Warfare Center has a site that could be used for housing.		CAO	Bridgeport Forest Service Compound	4/18/2023	
				Both base and Marine housing locations don't have public water and sewer infrastructure.	4/18/2023	
Projects	Promote ADU development		CAO/CDD			Supportive housing project on County-owned land at PW yard in Walker, project is no longer happening. Add as additional property location.
Projects	A 4-plex is available for sale in Bridgeport		CAO	Board Ad Hoc does not recommend pursuing this property at this time, as it would not increase inventory.	7/18/2023	
Projects	The owner of a short-term rental property in Bridgeport with a total of 5 units would consider selling.		CAO	Appraisal is in process	7/18/2023	
Projects	There is also a property in Bridgeport that burned where the property could be redeveloped at 4 units.		CAO	Appraisal is in process	7/18/2023	

Projects	There is a 20 unit motel in Bridgeport that could be purchased and converted		CAO	Would require Board policy discussion about converting traditional short-term rentals into permanent housing	7/18/2023	
Projects	Work with developer trying to develop 12 unit development		CAO	County has been in discussions with developer.	7/18/2023	
Projects	There is a mobile home park in Antelope Valley that may need support to remain affordable		CAO	Sierra Retreat, Walker MH Park, Sierra East	4/18/2023	
Projects	Explore ways that the County can assist in rebuilding homes lost in the Mountain View Fire—folks living in FEMA trailers and some single-wide mobile homes		CAO	25 permits issued, 9 finalized, most residents are waiting for completion of litigation.	7/18/2023	
Projects	Pursue state funding for affordable and workforce housing development and rehabilitation.		CAO	Need the Housing Position/possible coordination with MLH	4/18/2023	
Financing	Develop a policy for providing both long and short term investments in workforce housing.		CAO/Housing	Possible direction to staff to develop mortgage assistance program for residents who also work in Mono County.	7/18/2023	
Financing	Financial support for ADU development		CAO/Housing	Need the Housing Position/possible coordination with MLH		
Financing	Acquire property that is listed for sale—provide acquisition financing		CAO	Is being included as part of Scope of Work in MLH/ESCH contract	7/18/2023	
Financing	Develop policy to provide long term support for workforce housing development					
Financing	Policy for acquiring property to use as housing for County staff			Can be part of various other projects	7/18/2023	
Zoning	Change single family zoning to two units per parcel		CAO/CDD			
Zoning	Incentivize the development of ADU's		CAO/CDD			
Zoning	Use of mobile homes as ADUs		CAO/CDD			
Zoning	Use of RVs as ADUs		CAO/CDD	CDD staff is currently working on a project that will allow the use of RV's as residences in certain circumstances	4/18/2023	
Zoning	Density bonus expand beyond state requirements		CAO/CDD			
Zoning	Workforce housing with commercial development—support seasonal workforce housing development		CAO/CDD			

Exactions	Housing Mitigation Ordinance updates		CAO/CDD			Workshop to Board, JK didn't support current objectives, need Stan or someone some direction. Analysis of current ordinance.
Exactions	Policy for developer mandates and additional county investment to achieve deeper affordability		CAO/CDD	Need samples of policies in other jurisdictions		
Exactions	Review and update In Lieu fees for new development		CAO/CDD			RD-absolutely, actual units are worth more than in-lieu fees, pairs with mitigation ordinance
Exactions	Discourage vacant properties, or provide incentives to encourage new uses		CAO/CDD	Need samples of policies in other jurisdictions		
Exactions	Use friendly condemnation as a vehicle to encourage sale of vacant property		CAO/CDD	Need samples of policies in other jurisdictions		
Exactions	Rent control for mobile home parks	medium-for HOM	CAO			Analysis of existing MHP, Lots of models to look at, get samples from other jurisdictions, can have carve-out for owner-owned parks, state legislation in this area.
Other County work	Extending the nightly rental moratorium to include multi-family residential units		CDD	CDD staff is currently working on this		Looks different in parts of county, more surgical approach
Other County work	Analyzing our current nightly rental policies to assist the Board in determining whether changes are needed		CDD	CDD staff is currently working on this		
Projects	When 2nd homeowners place their homes on the market, purchase and convert to affordable units					

	Rent-Assistance					Understand what is really available
	build 2 workforce, you can have 1 STR			Pairs with discussion of density bonus		BG proposal