



Mammoth Lakes Housing Board

Regular Meeting Minutes

December 5, 2022, 6:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall

Members Absent: Board Member Agnes Vianzon, Board Member Heidi Steenstra

1. Call to Order

President Kirk Stapp called the meeting to order at 6:04 p.m. in the Council Chambers at 437 Old Mammoth Road, Ste. Z, Mammoth Lakes, CA. President Stapp, Vice President Jennifer Kreitz, and Board Members Lindsay Barksdale and Tom Hodges attended the meeting in person, the rest of the members of the Board attended the meeting via videoconference.

2. Assembly Bill 361 (AB 361) Findings

2.1 Adopt Resolution 2022-26 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency

Moved by Board Member Tom Hodges
Seconded by Vice President Jennifer Kreitz

Adopt Resolution 2022-26 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency.

For (6): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, and Board Member Brian D'Andrea

Absent (3): Board Member Agnes Vianzon, Board Member Heidi Steenstra, and Board Member Sarah Nuttall

Carried (6 to 0)

3. Public Comments

Executive Director Patricia Robertson requested that Item number 5.12 be moved to immediately follow Item number 5.7.

4. Consent Agenda

Moved by Vice President Jennifer Kreitz
Seconded by Board Member Tom Hodges

Approve the Consent Agenda.

For (6): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, and Board Member Brian D'Andrea

Absent (3): Board Member Agnes Vianzon, Board Member Heidi Steenstra, and Board Member Sarah Nuttall

Carried (6 to 0)

4.1 Approve the Minutes from the November 7, 2022 Regular Board Meeting

5. Policy Matters

5.1 The Board will receive an update on the COVID-19 public health emergency Brown Act amendments (AB 361) ending February 28, 2023

Executive Director Patricia Robertson outlined the information in the letter provided by MLH Legal Counsel Rafael Yaquian and Nazanin Salehi.

Board Member Sarah Nuttall joined the meeting via videoconference at 6:14 p.m.

There was discussion between Ms. Robertson and members of the Board.

5.2 Review and approve the MLH and Sierra Housing Advocates, LLC Fiscal Year 2021-22 Fourth Quarter Draft Financial Statements

Executive Director Patricia Robertson outlined the information in the MLH and Sierra Housing Advocates, LLC Fiscal Year 2021-22 Fourth Quarter Draft Financial Statements.

There was discussion between Ms. Robertson and members of the Board.

Moved by Vice President Jennifer Kreitz

Seconded by Board Member Lindsay Barksdale

Approve the MLH and Sierra Housing Advocates, LLC Fiscal Year 2021-22 Fourth Quarter Draft Financial Statements with edits as discussed.

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

5.3 Adopt Resolution 2022-27 to apply for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA

Executive Director Patricia Robertson outlined the information in Resolution 2022-27, which would allow MLH to apply for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Tom Hodges

Seconded by President Kirk Stapp

Adopt Resolution 2022-27 to apply for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA.

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

5.4 Adopt Resolution 2022-28 to allow the Valley Apartments Affordable Housing, LLC to participate in an application for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA

Executive Director Patricia Robertson outlined the information in Resolution 2022-28 which would allow the Valley Apartments Affordable Housing, LLC to participate in an application for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Brian D'Andrea
Seconded by Board Member Tom Hodges

Adopt Resolution 2022-28 to allow the Valley Apartments Affordable Housing, LLC to participate in an application for funding through the Portfolio Reinvestment Program in an amount not to exceed \$5,000,000 for the Valley Apartments preservation project in Bishop, CA.

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

5.5 Adopt Resolution 2022-29 authorizing a loan extension for Loan No. 19-PDLP-14481 (CA Housing & Community Development), a predevelopment loan for Silver Peaks

Executive Director Patricia Robertson outlined the information in Resolution 2022-29 which would allow MLH to accept the loan modification of the Predevelopment Loan Program (PDLP) loan as presented, and authorize the Executive Director to execute any related documents on behalf of Silver Peaks Affordable Housing, LLC (MLH sole member and partner to Silver Peaks LP).

There was discussion between Ms. Robertson and members of the Board.

Moved by Vice President Jennifer Kreitz
Seconded by President Kirk Stapp

Adopt Resolution 2022-29 to accept the loan modification of the Predevelopment Loan Program (PDLP) loan as presented, and authorize the Executive Director to execute any related documents on behalf of Silver Peaks Affordable Housing, LLC (MLH sole member and partner to Silver Peaks LP).

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

5.6 Adopt Resolution 2022-30 authorizing a loan extension for Loan No. 6316-SP-01 (Rural Community Assistance Corporation), a predevelopment loan for Silver Peaks

Executive Director Patricia Robertson outlined the information in Resolution 2022-30 which would allow MLH to accept the loan modification of Rural Community Assistance Corporation (RCAC) loan as presented, and authorize the Executive Director to execute any related documents on behalf of Silver Peaks Affordable Housing, LLC (MLH sole member and partner to Silver Peaks LP) .

There was discussion between Ms. Robertson and members of the Board.

Moved by Vice President Jennifer Kreitz

Seconded by Board Member Tom Hodges

Adopt Resolution 2022-30 to accept the loan modification of Rural Community Assistance Corporation (RCAC) loan as presented, and authorize the Executive Director to execute any related documents on behalf of Silver Peaks Affordable Housing, LLC (MLH sole member and partner to Silver Peaks LP).

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

5.7 The Board will receive an update regarding the Project Homekey, Innsbruck Lodge Affordable Housing project

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

5.8 The Board will consider the merits of an application to the CA Coalition for Rural Housing Rural West Internship Program for Diversity in Nonprofit Housing and Community Development

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Staff was given direction to not submit an application for an intern through the California Coalition for Rural Housing West (CCRHRW) Internship Program this year and instead focus their efforts on filling the open Housing Navigator position.

5.9 The Board will receive a presentation on the 20th Anniversary Rebranding

Executive Director Patricia Robertson outlined the information in the Rebranding presentation.

There was discussion between Ms. Robertson and members of the Board.

Staff was given direction to use the Board's feedback regarding the color palette presented this evening to finalize the logo.

5.10 MLH Programs Update

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson announced that she had received a letter of resignation from Board Member Agnes Vianzon today.

There was discussion between Ms. Robertson and members of the Board.

5.11 Reschedule regularly scheduled January Board meeting

Executive Director Patricia Robertson reported that the January 2, 2023 meeting fell on a paid holiday and would need to be rescheduled.

There was discussion between Ms. Robertson and members of the Board.

CONSENSUS: There was consensus to hold the January meeting on January 23, 2023.

5.12 Consider approval of demolition contract for 913 Forest Trail, Project Homekey site with Christian Hansen in the amount of \$62,312

This item was taken out of order.

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

Moved by Board Member Tom Hodges
Seconded by President Kirk Stapp

Delegate Authority to Executive Director Patricia Robertson to negotiate a demolition only contract with Christian Hansen Construction, Inc. for 913 Forest Trail, Project Homekey site, in an amount in accordance with the amount listed in the staff report.

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (7 to 0)

6. Committee Reports

Board Member Tony Perkins reported that although the Executive Director Evaluation Committee comprised of himself, Board Member Brian D'Andrea, and Board Member Sarah Nuttall was listed as disbanded in the agenda packet, they had met to discuss potential modifications to the Executive Director Evaluation process going forward.

There was discussion between Executive Director Patricia Robertson and members of the Board.

CONSENSUS: There was consensus from the Board to add an item to the January meeting to discuss potential modifications to the annual Executive Director Evaluation process.

7. Board Member Reports

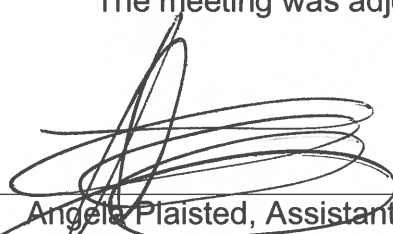
Vice President Jennifer Kreitz thanked President Kirk Stapp for his recent service as the Town Council appointed representative on the MLH Board as well as his prior time on the Board as a member at large. Ms. Kreitz reported that the Mono County Board of Supervisors had an item on their agenda tomorrow to consider allowing Recreational Vehicles (RVs) as housing in certain land use designations. She said that the County had planned a Housing Workshop this month, however, their Housing Coordinator was no longer with the County, so it had been postponed until January. She said that she served on the National Association of Counties (NACo) Housing Task Force and gave an update on an event they held in Washington, DC recently. Ms. Kreitz thanked Executive Director Patricia Robertson for speaking at the California State Association of Counties (CSAC) annual conference recently at Disneyland. She said that the new legislative cycle had started at the State level today and reported that there was a bill being considered which would create a one stop shop for affordable housing, as well as a potential local housing allocation grant.

Board Member Tom Hodges reported that Mammoth Mountain Ski Area (MMSA) had a strong start to the ski season, and said that November was a record month for visitations. Mr. Hodges said that MMSA expected a bullish season which would bode well for Transient Occupancy Tax (TOT) collections, which were part of discretionary funding for the Town Council to allocate and possibly more funding for housing as a result.

There was discussion between Ms. Robertson and members of the Board.

8. Adjourn

The meeting was adjourned at 8:20 p.m.



Angela Plaisted, Assistant Clerk
Town of Mammoth Lakes

Patricia Robertson, Secretary
Mammoth Lakes Housing, Inc.