

## Mammoth Lakes Town Council Agenda Action Sheet

**Council Meeting Date:** July 1, 2015**Date Prepared:** June 22, 2015**Prepared by:** Jen Daugherty, Senior Planner

**Title:** Housing Fee Nexus Study and Housing Impact Mitigation Fee Schedule  
(continued from June 17, 2015)

**Agenda:** Public Hearing

**Recommended Motion:**

- a. Adopt the attached resolution making the required findings, approving the Affordable Workforce Housing Fee Nexus Study and Fee Recommendation, and adopting a Housing Impact Mitigation Fee Schedule; and
- b. Direct staff to prepare a staff report and resolution addressing options to backfill the revenue foregone due to the reduced housing impact fees.

**Background Information:** On June 17<sup>th</sup>, the Council held a public hearing to consider the Housing Fee Nexus Study and Fee Schedule. The Council directed staff to provide additional information regarding a lowered residential fee and potential Town requirements related to the temporary reduction or suspension of fees. As a result, the proposed housing fees are as follows:

| Use                | Proposed Fee          |
|--------------------|-----------------------|
| Residential        | \$5,700 per unit*     |
| Lodging            | \$3,700 per room      |
| Retail/Restaurants | \$2/gross square foot |
| Office             | \$2/gross square foot |
| Light Industrial   | \$1/gross square foot |
| Service Uses       | \$2/gross square foot |

\* This fee shall be assessed at 50% (\$2,850) during Fiscal Year (FY) 15-16, 75% (\$4,275) during FY 16-17, and after June 30, 2017, this fee shall be assessed at 100% (\$5,700).

Although not legally required, staff recommends that housing fees not collected because of a phased implementation of the residential fee be backfilled by the Town to maintain a fully funded housing program. If Council directs staff to backfill the reduced fees, this would be brought back to Council as a separate item.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:**

☒ Town Manager      ☒ Town Attorney      ☒ Finance Manager  
☒ Planning Manager      ☒ Mammoth Lakes Housing, Inc.

**Town Vision / Priority:** Adopting a housing fee schedule supports diversifying economic development because established fees would provide clear obligations for developers, thereby encouraging new development. Housing fees would be utilized for actions that would further the vision of “adequate and appropriate housing that residents and workers can afford.”