



## **Mammoth Lakes Housing Board Meeting Agenda**

**Monday, November 7, 2022, 6:00 p.m.  
437 Old Mammoth Road, Suite Z, Mammoth Lakes**

**Members of the Board**

President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, Board Member Sarah Nuttall

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Mammoth Lakes Housing, Inc. at (760) 934-4740. Notification 48 hours prior to the meeting will enable Mammoth Lakes Housing, Inc to make arrangements to ensure accessibility to this meeting (28 CFR 13.102-35.104 ADA Title II).

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 (AB 361) which amends certain requirements of the Ralph M. Brown Act. You are encouraged to watch this meeting live through the online eSCRIBE system here: <https://pub-townofmammothlakes.escribemeetings.com>, on the local government cable channel 18, or by utilizing the Zoom link below.

### **ZOOM INFORMATION:**

Join from a PC, Mac, iPad, iPhone or Android device: <https://monocounty.zoom.us/j/98707718059>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 987 0771 8059 - Callers: To Raise your hand Press \*9, to Unmute/Mute Press \*6

International numbers available: <https://monocounty.zoom.us/j/ad4YSFD3lXlt>

Public comments may be submitted to the Executive Director at [patricia@mammothlakeshousing.org](mailto:patricia@mammothlakeshousing.org) or [clerk@townofmammothlakes.ca.gov](mailto:clerk@townofmammothlakes.ca.gov) or they may be made via Zoom or in person in Suite Z.

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- 1. Call to Order**

Regular meeting of the public benefit corporation, 501(c)3, Mammoth Lakes Housing, Inc. whose mission is to support affordable housing for a viable economy and sustainable community.
- 2. Assembly Bill 361 (AB 361) Findings**
  - 2.1. Adopt Resolution 2022-25 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency**
- 3. Public Comments**

This is the established time for any member of the public wishing to address the Mammoth Lakes Housing, Inc. Board of Directors on any matter that does not otherwise appear on the agenda. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chairman for the opportunity to be heard when the item comes up for consideration. Public comments may be submitted to the Executive Director at [patricia@mammothlakeshousing.org](mailto:patricia@mammothlakeshousing.org) or [clerk@townofmammothlakes.ca.gov](mailto:clerk@townofmammothlakes.ca.gov) before or during the meeting, may be made in person in Suite Z or by "Raising your hand" in Zoom.
- 4. Consent Agenda**
  - 4.1. Approve the Minutes from the Regular October 3, 2022 Board Meeting**
  - 4.2. Approve the Minutes from the Special October 26, 2022 Board Meeting**
- 5. Policy Matters**
  - 5.1. The Board will consider a proposal from Inyo County to partner on a CalEPA grant for Environmental Assessment consulting at a potential housing site in Lone Pine**
  - 5.2. Discussion of Fire Development Impact Fees for Access Apartments and Innsbruck Lodge**
  - 5.3. Workshop: The Board will participate in a workshop regarding the 20th Anniversary Rebranding and the logo design for Eastern Sierra Community Housing**
  - 5.4. Discussion and possible approval of the Fiscal Year ending June 30, 2022 draft audited financial statements**
  - 5.5. MLH Programs Update**
- 6. Committee Reports**
- 7. Board Member Reports**
- 8. CLOSED SESSION**
  - 8.1. Pursuant to Government Code Section 54957, the Board will hold a closed session to consider the evaluation of performance of an employee, title: Executive Director.**

- 8.2. Pursuant to Government Code Section 54956(b) and 54957.6 the Board shall hold a closed session with the Board's designated representative(s), regarding the discussion of the local agency's budget with regards to salaries, salary schedules, or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's budget and available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action is to be taken at the closed session.
9. Consideration of merit pay increase for the Executive Director based on the Performance Evaluation conducted by the Board of Directors in accordance with organization's policy, as well as consideration of a cost-of-living increase.
10. Adjourn



*Mammoth Lakes Housing, Inc.  
supports workforce housing  
for a viable economy and  
sustainable community.*

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## **STAFF REPORT**

Subject: The Board will discuss AB 361 and consider adoption of Resolution 22-25, regarding the continued utilization of teleconferencing for meetings of the Board that are required to follow the Brown Act.

Presented by: Patricia Robertson, Executive Director

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## **BACKGROUND**

On June 11, 2021, Governor Gavin Newsom issued Executive Order N-08-21, which among other things rescinded his prior Executive Order N-29-20 and sets a date of October 1, 2021 for public agencies to transition back to public meetings held in full compliance with the Brown Act.

**In September the Governor signed AB 361 which extends public meeting teleconferencing until January 1, 2024. This allows for the continued use of teleconferencing without the need to publicly notice the address of every teleconference location.**

### Brief summary of AB 361 Changes:

For as long as a Brown Act body uses the modified Brown Act rules authorized by AB 361, it must:

1. Give notice of the meeting and post agendas as otherwise required by the Brown Act.
2. Allow members of the public to access the meeting and address the legislative body directly (this doesn't mean in-person).
3. Give notice explaining how members of the public may access the meeting and offer public comment.
4. Identify and include an opportunity for all persons to attend via phone or internet on the agenda.
5. Conduct meetings in a manner that protects the statutory and constitutional rights of the parties and the public.
6. Take no action on items on the agenda in the event there is an interruption which prevents remote members of the public from commenting, until connection is restored [THIS IS NEW].
7. Provide an opportunity for the public to address the board and offer comment in real time from their location.

8. Even though public agencies cannot require the public to “register” prior to providing comment, if they use a website or other platform that requires registration and it is not under the agency’s control, that is acceptable.

New requirements for public comment:

1. If the agency provides a timed public comment period for each agenda item, it may not close the public comment period for the agenda item (or the opportunity to register, pursuant to paragraph 8 above) to provide public comment until that timed public comment period has elapsed.
2. An agency that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register, or otherwise be recognized for the purpose of providing public comment.
3. An agency that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, until the timed general public comment period has elapsed.

Required Findings:

No later than 30 days after teleconferencing for the first time under AB 361 (and every 30 days thereafter) the board must make the following findings by majority vote:

- (A) The legislative body has reconsidered the circumstances of the state of emergency.\*
- (B) Any of the following circumstances exist:
  - i. The state of emergency continues to directly impact the ability of the members to meet safely in person.
  - ii. State or local officials continue to impose or recommend measures to promote social distancing.

\* “state of emergency” means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

Because the Mammoth Lakes Housing Board of Directors meets monthly (or less frequently), the Board will need to make the required findings at the beginning of every Board meeting.

The California Department of Public Health (CDPH) has updated information on their website here: <https://www.cdph.ca.gov/>.

Mono County Public Health issued an order on August 6, 2021 requiring masking in all public indoor spaces. In a letter dated September 20, 2021, Mono County Public Health Director recommended that the Board of Supervisors continue virtual meetings (Attachment 1). The Mono County Public Health Order requiring masks is provided as Attachment 2.

**RECOMMENDATION**

The Board should consider making the required findings to continue with virtual meetings.

**ATTACHMENTS**

1. Letter from Bryan Wheeler, Director of Public Health, to the Mono County Board of Supervisors, dated September 20, 2021
2. The Mono County Public Health Order requiring masks, August 6, 2021
3. Resolution 22-25



# MONO COUNTY HEALTH DEPARTMENT

## Public Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284  
P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

To: Board of Supervisors

From: Bryan Wheeler, Director of Public Health

Date: September 20, 2021

Re: Continued Recommendation regarding Social Distancing and Remote Meetings

Both Mono County “covering” Health Officer Dr. Rick Johnson and I strongly recommend that physical/social distancing measures continue to be practiced throughout our Mono County communities, including at meetings of the Board of Supervisors, to minimize the spread of COVID-19.

Whether vaccinated or not, positive individuals are contracting the Delta variant and infecting others in our communities. Social distancing and masking are crucial mitigation measure to prevent the disease’s spread. Virtual board meetings allow for the participation of the community, county staff, presenters, and board members in a safe environment, with no risk of contagion. It is recommended that the board implement 100% remote meetings.

As a secondary alternative, the board could implement hybrid meetings (i.e., meetings that are both in-person and virtual), combined with adequate social distancing measures and masking requirements that are actively enforced, in order to minimize risk of contagion. However, as noted above, the safest path would be to implement meetings that are solely remote.

If you have any questions regarding this recommendation, please do not hesitate to contact me. I will be present at the September 21, 2021, meeting to answer any questions.

# MONO COUNTY HEALTH DEPARTMENT

## Public Health Officer Order:

### Face Coverings For All While in Public

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

EMAIL RJOHNSON@ALPINECOUNTY.CA.GOV

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**August 6, 2021**

Please read this Order carefully. Violation of or failure to comply with this Order is a crime punishable by fine of up to \$1,000, imprisonment for up to 90 days, or both. (California Health and Safety Code § 120295.) **This Order supersedes and replaces all previous Mono County Public Health Officer Orders regarding Face Coverings.**

WHEREAS, a state of emergency has been declared by the State of California, and a local emergency has been declared in Mono County in response to the virus COVID-19 (Coronavirus); and

WHEREAS, on June 15, 2021, California fully reopened the economy, and the State terminated the restrictions on businesses and activities in its Blueprint for a Safer Economy. Epidemiologic evidence demonstrates that the rate of community transmission of COVID-19 and positivity rates have all substantially increased since the June 15, 2021 reopening; and

WHEREAS, since the state reopening, increased interactions among members of the public have resulted in an increased number of daily new COVID-19 cases in Mono County; daily cases have more than quadrupled since June 15, 2021. In addition, as of July 24, 2021, Mono County is reporting a 7-day daily average case rate of 15.3 cases per 100,000 people with a 7-day lag. Based upon Federal Centers for Disease Control and Prevention (CDC) indicators and thresholds, this means that community transmission of COVID-19 within Mono County is now considered Substantial, and highly likely to increase during the coming days and weeks; and

WHEREAS, while a significant number of Mono County residents are fully vaccinated (i.e., two weeks or more have passed after the receipt of a second dose in a 2-dose series or 2 weeks or more after receipt of a single-dose vaccine) as of the date of this Order in Mono County, COVID-19 remains a concern to public health and safety and there are still a large number of individuals in the County who are not yet fully vaccinated, including children under 12 years old, who are not currently eligible to be vaccinated. Furthermore, variants of the virus that may spread more easily and/or cause more severe illness, including the Delta variant, are present in Mono County, impacting local residents and visitors, based on positive case reporting; and

WHEREAS, throughout the COVID-19 pandemic, in Mono County, as well as throughout California and the nation, there have been insufficient quantities of critical healthcare infrastructure, including hospital beds, ventilators and workers, capable of adequately treating mass numbers of patients at a single time as the virus spread unchecked; and



WHEREAS, in order to continue to protect the community from COVID-19, in particular for those who are not fully vaccinated, this Order mainly aligns with the State Public Health Officer Order, dated June 11, 2021, as well as the July 28, 2021, Guidance on the Use of Face Coverings issued by the California Department of Public Health. The primary intent of this Order is to help slow and improve the Substantial level of community transmission here in Mono County, to align with recent State recommendations and to help mitigate and reduce the impact on Mono County, and its critical healthcare infrastructure; and

WHEREAS, throughout the COVID-19 pandemic, face coverings have been recommended by the U.S. Centers for Disease Control and Prevention (CDC) to decrease COVID-19 transmission. Face coverings are believed to decrease shedding of COVID-19 by people who are infected. Many people with COVID-19 infection have mild or even no symptoms. Such cases may unknowingly spread the virus to others and face coverings are intended to decrease the chance of such transmission.

**NOW, THEREFORE**, effective beginning August 6, 2021, under the authority of California Health and Safety Code sections 101040, 101085 and 120175 and Title 17 California Code of Regulations, Section 2501, the Mono County Acting Health Officer **HEREBY ORDERS** as follows:

1. All persons within Mono County and the Town of Mammoth Lakes, regardless of vaccination status, shall wear face coverings<sup>1</sup> **while in indoor public settings, venues, gatherings, and businesses** (examples include offices, retail, restaurants, theaters, family entertainment centers and meetings, among others).
2. Individuals, businesses, venue operators, or hosts of public indoor settings must require all patrons to wear masks, for all indoor settings, regardless of their vaccination status, and post clearly visible and easy to read signage at all entry points to communicate the masking requirements for patrons.
3. Recommendation: It is *recommended* that all persons wear face coverings while attending large outdoor public events.
4. The following individuals are exempt from wearing masks:
  - a. Persons younger than two years old. Very young children must not wear a mask because of the risk of suffocation.

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<sup>1</sup> The following list, informed by the California Department of Public Health <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Get-the-Most-out-of-Masking.aspx> and the Center for Disease Control <https://www.cdc.gov/quarantine/masks/mask-travel-guidance.html> are attributes of face coverings, or masks, needed to fulfill the requirements of this Order:

- A properly worn mask that completely covers the nose and mouth.
- Cloth masks should be made with two or more layers of a breathable fabric that is tightly woven (i.e., fabrics that do not let light pass through when held up to a light source).
- Mask should be secured to the head with ties, ear loops, or elastic bands that go behind the head.
- Mask should fit snugly but comfortably against the side and bottom of the face.
- Mask should be a solid piece of material without slits, exhalation valves, or punctures.

- b. Persons with a medical condition, mental health condition, or disability that prevents wearing a mask. This includes persons with a medical condition for whom wearing a mask could obstruct breathing or who are unconscious, incapacitated, or otherwise unable to remove a mask without assistance.
- c. Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication.
- d. Persons for whom wearing a mask would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.

This Order shall take effect beginning on Friday, August 6, 2021 and will remain in effect until rescinded, in writing, by the Mono County Health Officer based on three consecutive weeks of adjusted case of below 6.9 per 100,000.

### **General Provisions**

1. This Order is issued as a result of the worldwide pandemic of COVID-19 disease, also known as “novel coronavirus,” which has infected at least 197 million individuals worldwide in 220 countries and is implicated in over 4.2 million worldwide deaths, including 1065 cases and five deaths in Mono County.

2. This Order is issued based on evidence of increasing transmission of COVID-19 both within the County of Mono and worldwide, scientific evidence regarding the most effective approach to slow transmission of communicable diseases generally and COVID-19 specifically, as well as best practices as currently known and available to protect the public from the risk of spread of or exposure to COVID-19.

3. This Order is intended to reduce the likelihood of exposure to COVID-19, thereby slowing the spread of COVID-19 in Mono County as well as, on a larger scale, to communities worldwide. As the presence of individuals increases, the difficulty and magnitude of tracing individuals who may have been exposed to a case rises exponentially.

4. This Order is issued in accordance with, and incorporates by reference, the: March 4, 2020 Proclamation of a State Emergency issued by Governor Gavin Newsom; the March 15, 2020 Declaration of Local Health Emergency based on an imminent and proximate threat to public health from the introduction of novel COVID-19 in Mono County; the March 17, 2020 Resolution of the Board of Supervisors of the County of Mono proclaiming the existence of a Local Emergency in the County of Mono regarding COVID-19 and ratifying and extending the Declaration of Local Health Emergency due to COVID-19; all current applicable guidance issued by the California Department of Public Health, including but not limited to the June 11, 2021 California Public Health Officer Order and the July 28, 2021 California Department of Public Health Guidance for the Use of Face Coverings, and the Center for Disease Control recommendations on masking protocol.

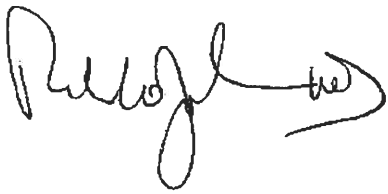
5. This Order is made in accordance with all applicable State and Federal laws,

including but not limited to: Health and Safety Code sections 101030, et seq.; Health and Safety Code sections 120100, et seq.; and Title 17 of the California Code of Regulations section 2501.

6. To the extent necessary, pursuant to Government Code sections 26602 and 41601 and Health and Safety Code section 101029, the Health Officer requests that the Sheriff and all Chiefs of Police in the County ensure compliance with and enforcement of this Order.

7. This Order is made because of the propensity of the virus to spread person-to-person.

8. Copies of this Order shall promptly be posted on the County of Mono's Public Health Department's website (monohealth.com) and provided to any member of the public requesting a copy of this Order.

A handwritten signature in black ink, appearing to read 'Richard Johnson', with a stylized flourish at the end.

\_\_\_\_\_ Date: August 2, 2021

Richard Johnson, MD  
Acting Local Health Officer  
For Mono County and the Town of Mammoth Lakes

## RESOLUTION NO. 22-25

### A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC. MAKING FINDINGS TO ALLOW THE BOARD OF DIRECTORS TO MEET VIRUTALLY DURING THE COVID-19 PANDEMIC DECLARED EMERGENCY

**WHEREAS**, meetings of the Mammoth Lakes Housing, Inc.'s Board of Directors are conducted in compliance with the Brown Act (Government Code Section 54950 et seq), so that members of the public may attend, observe, and participate, in accordance with the organizations' Bylaws (Section 5.2.(c)); and

**WHEREAS**, Government Code Section 54953(e) is a provision of the Brown Act establishing special rules that apply under specific circumstances to meetings that are conducted remotely via teleconference; and

**WHEREAS**, using the special rules will facilitate continuing to conduct meetings remotely during the COVID-19 pandemic; and

**WHEREAS**, the Board of Directors of Mammoth Lakes Housing, Inc. does hereby find that allowing for conducting public meetings virtually will support social distancing and reduce the potential risk to the public, elected officials, and employees to be infected by or to spread COVID-19; and

**WHEREAS**, a required condition for the use of the Section 54953(e) rules is the existence of a state of emergency declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the State caused by conditions as described in Government Code Section 8558; and

**WHEREAS**, an additional required condition is that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, the Governor of California declared a Statewide state of emergency due to the COVID-19 virus on Wednesday, March 4, 2020; and

**WHEREAS**, on March 15, 2020 the Mono County Health Officer declared a local health emergency, including finding "that there is an imminent and proximate threat to public health from the introduction of COVID-19 in Mono County;" and

**WHEREAS**, the Mono County Director of Public Health has recently issued a memorandum recommending that social distancing be used as one means of reducing the spread of COVID-19; and

**WHEREAS**, the Board of Directors does hereby find that meetings of the Mammoth Lakes Housing, Inc. Board shall be conducted in compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as

authorized by subdivision (e) of Section 54953, and that the Board of Directors shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953.

**NOW, THEREFORE, BE IT RESOLVED** that the recitals set forth above are true and correct and are incorporated into this resolution by this reference; and

**IT IS FURTHER RESOLVED** that the Board of Directors hereby declares that a State and County emergency exists due to the existence or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property due to the COVID-19 virus; and

**IT IS FURTHER RESOLVED** that the Mono County Director of Public Health has issued a memorandum recommending the continued use of social distancing as a means to reduce the spread of COVID-19, and that the COVID-19 state of emergency impacts the ability of the Board of Directors to safely meet in person; and

**IT IS FURTHER RESOLVED** that the Board of Directors finds the use of virtual meetings, as provided for under AB 361 as approved by the State Legislature and signed by the Governor, is a prudent and safe means to conduct the organization’s business respecting the recommendation to use social distancing as a precaution to reduce the spread of COVID-19; and

**IT IS FURTHER RESOLVED** that the organization’s staff and Board of Directors are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) December 7, 2022, or such time the Board of Directors adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Directors may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

**APPROVED AND ADOPTED THIS 7<sup>th</sup> day of November 2022.**

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Kirk Stapp, President

ATTEST:

\_\_\_\_\_  
Patricia Robertson, Secretary



## **Mammoth Lakes Housing Board**

### **Regular Meeting Minutes**

**October 3, 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 Heidi Steenstra, Board Member Brian D'Andrea, Board Member Sarah Nuttall

Members Absent: Board Member Agnes Vianzon

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#### **1. Call to Order**

President Kirk Stapp called the meeting to order at 6:05 p.m. in the Council Chamber at 437 Old Mammoth Road. President Stapp, Vice President Jennifer Kreitz and Board Members Lindsay Barksdale, Tom Hodges and Heidi Steenstra attended the meeting in person, the rest of the Board attended the meeting via videoconference.

#### **2. Assembly Bill 361 (AB 361) Findings**

##### **2.1 Adopt Resolution 2022-22 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency**

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

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

Moved by President Kirk Stapp  
Seconded by Board Member Tom Hodges

Adopt Resolution 2022-22 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

### **3. Public Comments**

Executive Director Patricia Robertson announced that Pursuant to Government Code Section 54954.2b2, the Board hereby determined that there was a need to take immediate action and that the need for action came to the attention of the Board subsequent to the agenda being posted as specified in subdivision a, said item being:

That the Board consider approval of a letter of support for Executive Director Patricia Robertson to apply for the NeighborWorks Achieving Excellence Program in Collaboration with Harvard University's John F. Kennedy School of Government. Staff requested that the item be added as an action Item after Agenda Item #6.3.

Moved by Vice President Jennifer Kreitz  
Seconded by President Kirk Stapp

Pursuant to Government Code Section 54954.2b2, the Board hereby determined that there was a need to take immediate action and that the need for action came to the attention of the Board subsequent to the agenda being posted as specified in subdivision a, said item being: That the Board consider approval of a letter of support for Executive Director Patricia Robertson to apply for the NeighborWorks Achieving Excellence Program in Collaboration with Harvard University's John F. Kennedy School of Government. And that the item be added as an Action Item after Agenda Item #6.3.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

Ms. Robertson read a public comment that she received via email from Bo Montagne regarding building permits in another ski town which included a fee that went toward low income or workforce housing, and asked about the potential for incentives for homeowners who provided long-term rental opportunities.

#### 4. **Closed Session**

The Board went into closed session at 6:11 p.m.

4.1 **Pursuant to Government Code Section 54956(b) and 54957.6 the Board shall hold a closed session with the Board's designated representative(s), regarding the discussion of the local agency's budget with regards to salaries, salary schedules,**

**or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's budget and available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action is to be taken at the closed session.**

4.2 **Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action – Assessor's Parcel Number 033165014000**

**Property: 550 Mono Street, Unit E-301, Mammoth Lakes, CA 93546**  
**Negotiating Parties: Patricia Robertson representing MLH (owner/seller); TBD (Deed Restricted Buyer)**  
**Under Negotiation: Terms of sale**

The Board returned from closed session at 7:33 p.m.



President Kirk Stapp reported that no action was taken in closed session on Item 4.1 or Item 4.2.

**5. Consent Agenda**

Moved by Vice President Jennifer Kreitz  
Seconded by Board Member Brian D'Andrea

Approve the Consent Agenda.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

**5.1 Approval of the Minutes from the August 1, 2022 Regular Board Meeting**

**5.2 Approval of the Minutes from September 19, 2022 Special Board Meeting**

**6. Policy Matters**

**6.1 Review and possibly approve a Memorandum of Understanding between Alpine County and Mammoth Lakes Housing, for Housing Navigator Services**

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

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

Moved by Vice President Jennifer Kreitz  
Seconded by Board Member Heidi Steenstra

Approve the Memorandum of Understanding between Alpine County and Mammoth Lakes Housing for Housing Navigator Services.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

**6.2 Consider adoption of Resolution 2022-23 to formally adopt the organization's change of name as part of the 20th Anniversary Rebranding process**

Executive Director Patricia Robertson outlined the information in the resolution. Ms. Robertson reported that the Marketing Committee had reviewed the first round of new logo designs and would review additional design options before bringing them to the Board for approval. She said that the new name would be used officially once the new logo had been selected.

Staff was given direction to provide the Board with an implementation plan which would set timelines related to the name change and would include items such as public notification, updated website rollout, and other communications, along with a new date for the Board to reconvene to approve the type of resolution that had been presented this evening.

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

Moved by Vice President Jennifer Kreitz

Seconded by President Kirk Stapp

Approve the name change from Mammoth Lakes Housing to Eastern Sierra Community Housing, Inc. (ESCH) as the first part of the 20th anniversary rebranding process.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

**6.3 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 Financial Statements.

Board Member Brian D'Andrea left the meeting at 8:15 p.m.

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

Action on this item was taken after the Urgency Item.

Moved by President Kirk Stapp

Seconded by Board Member Lindsay Barksdale

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

For (7): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, and Board Member Sarah Nuttall

Absent (2): Board Member Agnes Vianzon, and Board Member Brian D'Andrea

Carried (7 to 0)

**URGENCY ITEM**

**Board consideration of approval of a letter of support for Executive Director Patricia Robertson to apply for the NeighborWorks Achieving Excellence Program, in Collaboration with Harvard University's John F. Kennedy School of Government.**

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson reported that Mono County Social Services Director Kathy Peterson had submitted a letter of recommendation in support of Ms. Robertson's participation in this program.

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

Moved by Board Member Brian D'Andrea  
Seconded by Board Member Heidi Steenstra

Approve a letter of support for Executive Director Patricia Robertson to apply for the NeighborWorks Achieving Excellence Program in Collaboration with Harvard University's John F. Kennedy School of Government.

For (8): President Kirk Stapp, Vice President Jennifer Kreitz, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (1): Board Member Agnes Vianzon

Carried (8 to 0)

**7. MLH Programs Update**

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

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

**8. Committee Reports**

Programs and Housing Committee Member Tom Hodges provided an update on the Innsbruck and Access Apartments projects and reported that the Committee had been meeting weekly.

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

**9. Board Member Reports**

Vice President Jennifer Kreitz reported that the Eastern Sierra Continuum of Care (CoC) had been meeting frequently and was in the process of restructuring. Ms. Kreitz said that the CoC had reallocated funds from their Homeless Housing Assistance Program (HHAP) funding for cost overruns on Silver Peaks, Innsbruck and Access Apartments, as well as replacement reserves for Access Apartments, Innsbruck and Valley Apartments, and an operating subsidy for Innsbruck. She said that the CoC had recently submitted a round three HHAP application which would provide additional funding for these projects.

**10. Adjourn**

The meeting was adjourned at 8:46 p.m.

---

Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

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Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.



## **Mammoth Lakes Housing Board**

### **Special Meeting Minutes**

**October 26, 2022, 3:00 p.m.**

**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Heidi Steenstra, Board Member Brian D'Andrea

Members Absent: Vice President Jennifer Kreitz, Board Member Agnes Vianzon, Board Member Sarah Nuttall

---

#### **1. Call to Order**

President Kirk Stapp called the meeting to order at 3:06 p.m. in the Council Chambers at 437 Old Mammoth Road, Mammoth Lakes, CA. President Stapp attended the meeting in person, the rest of the Board participated via videoconference.

#### **2. Assembly Bill 361 (AB 361) Findings**

##### **2.1 Adopt Resolution 2022-23 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency**

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

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

Moved by President Kirk Stapp

Seconded by Board Member Lindsay Barksdale

AB 3661

For (5): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tony Perkins, Board Member Heidi Steenstra, and Board Member Brian D'Andrea

Absent (4): Vice President Jennifer Kreitz, Board Member Tom Hodges, Board Member Agnes Vianzon, and Board Member Sarah Nuttall

Carried (5 to 0)

### 3. **Public Comments**

There were no public comments given at this time.

### 4. **Closed Session**

#### 4.1 **Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action – Assessor's Parcel Number 033-041-006-000**

**Property: 132 Bruce Street, June Lake, CA 93529**

**Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Magee Family Trust (Owner)**

**Under Negotiation: Terms of sale**

Board Member Tom Hodges joined the meeting at 3:09 p.m.

The Board went into closed session at 3:10 p.m.

The Board returned from closed session at 4:02 p.m.

Executive Director Patricia Robertson announced that there was no action taken in closed session.

### 5. **Policy Matters**

#### 5.1 **Consider adoption of Resolution 2022-24 Authorizing Acquisition of Property (132 Bruce Street, June Lake, CA 93529)**

Board Member Tom Hodges did not return to the meeting after the closed session.

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 Brian D'Andrea  
Seconded by Board Member Heidi Steenstra

Adopt Resolution 2022-24 Authorizing the Acquisition of 132 Bruce Street, June Lake for the expansion of affordable housing.

For (5): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tony Perkins, Board Member Heidi Steenstra, and Board Member Brian D'Andrea

Absent (4): Vice President Jennifer Kreitz, Board Member Tom Hodges, Board Member Agnes Vianzon, and Board Member Sarah Nuttall

Carried (5 to 0)

**6. Adjourn**

The meeting was adjourned at 4:08 p.m. to the next regular Board Meeting scheduled to be held on November 7, 2022.

---

Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

---

Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.





*Mammoth Lakes Housing, Inc.  
supports workforce housing  
for a viable economy and  
sustainable community.*

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## **STAFF REPORT**

Subject: The Board will consider a proposal from Inyo County to partner on a CalEPA grant for Environmental Assessment consulting at a potential housing site in Lone Pine

Presented by: Patricia Robertson, Executive Director

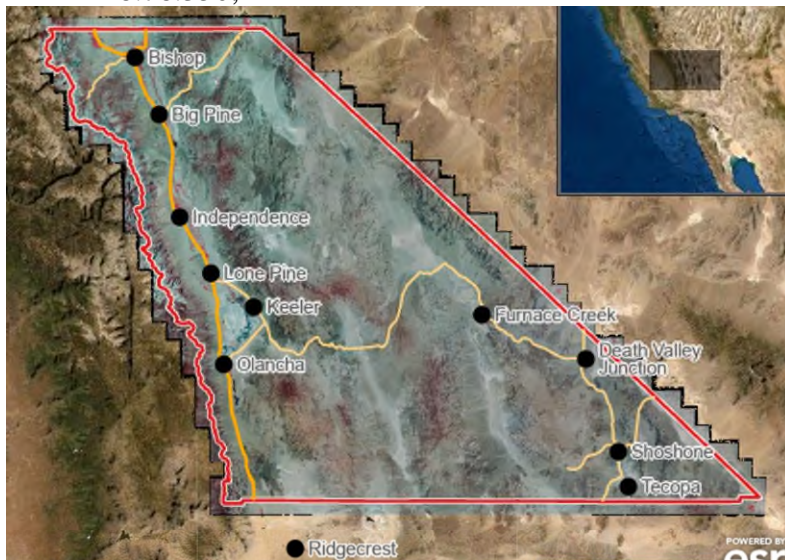
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## **BACKGROUND**

Inyo County currently uses a 4-parcel plot of land in downtown Lone Pine as a Road Yard for heavy equipment and trucks. The Road Yard site has been identified by Inyo County as an ideal location for affordable housing, as it is in a pedestrian friendly area near schools, shopping, jobs, and services. The 4 parcels that make up the lot are owned by both Inyo County and LADWP.

The County is currently working on an Environmental Impact Report in order to rezone the parcels to R-3, Residential High Density. The Inyo County Zoning Code outlines the principal permitted uses include:

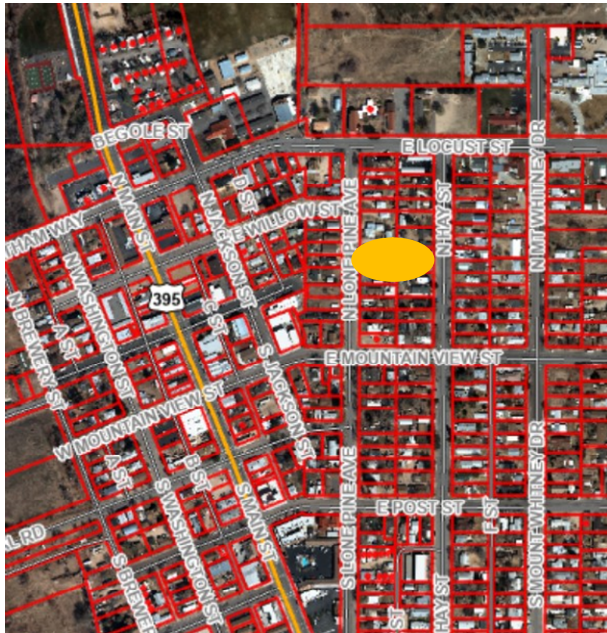
- One single-family dwelling on a lot; two separate single-family dwellings, including single-family mobilehomes subject to the requirements of Section 18.78.350;
- Duplexes, including two-family mobilehomes subject to the requirements of Section 18.78.350;



- Multiple-family dwelling(s). Number of dwelling units to be determined by the general plan. **Maximum number of dwelling units permitted without a conditional use permit, fifteen;** *(it appears at first glance that within these parameter and without a use permit, 60 units could fit on this 4-parcel lot).*

The first step in converting this 4-parcel lot into housing is to assess it for any hazardous materials that may be in the ground due to it currently being used for heavy equipment and other light industrial uses. Inyo County has identified a source of funding for Brownfields assessment, which will fund a contractor to test the lot and ensure it is safe for housing. The source is CalEPA. Because Inyo County has been using the lot for light industrial uses that will be the subject of the contamination testing, Inyo County cannot directly apply for the Brownfields Assessment funding.

The County is prepared to complete the application and do all of the administrative work, but we need another organization to sign the application and serve as the applicant. The County, as the entity who used the site for industrial uses, is not eligible.



Inyo County recognizes the incredible work of the MLH staff and all the projects they are involved in. The County is committed to making this as easy as possible for MLH and absolutely minimizing any impact on MLH staff. Their ultimate goal is to do the environmental analysis, perform clean up (if necessary), and prepare the site for development. The County hopes to work with MLH to build much-needed housing for the Lone Pine community.

### ANALYSIS

MLH staff has discussed this grant application with legal counsel. They do not see an issue of liability by partnering with Inyo County to apply for the funding to test these sites. However, there is some liability and staff time in terms of management of the grant contract, consultants, access, etc.

Legal counsel recommends that MLH, as the applicant, receive a Right of Entry letter or agreement, from both the County and LADWP, to document our ability to access the site and

hire a contractor to access the site. Inyo County staff is supportive of obtaining the Right of Entry Agreements.

The 2021 Inyo County Housing Element Update reported a Regional Housing Needs Allocation for the unincorporated region (everywhere except Bishop) of 86 low-income units by 2029 (in the next six years), and a total of 205 units.

**Table 26**  
**Regional Housing Needs (2019-2029) – Unincorporated Inyo County**

Income Group	Number	Percentage
Extremely Low	23	11%
Very Low	23	11%
Low	40	20%
Moderate	39	19%
Above Moderate	80	39%
<b>Total</b>	<b>205</b>	<b>100%</b>

*Source: 2020 HCD Data Package*

MLH staff believes that this is a great opportunity to strengthen our relationship with the Inyo County Board of Supervisors and staff, outside of Bishop, with very little risk or overall commitment, and in support of community housing in the Eastern Sierra.

This initiative aligns with our organizational vision that Communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing.

It also aligns with our Strategic Plan goals to strengthen regional relationships and expand our role in the region.

### **FINANCAL ANALYSIS**

There is no cost to MLH other than staff time.

Depending on the scope of the grant application and documentation required from MLH, staff costs could be between \$1,000 - \$3,000. This does not include any grant fulfillment or management such as executing and monitoring contracts with consultants, reporting, etc.

MLH could charge a “not to exceed fee,” propose to bill hourly, or some other arrangement.

### **RECOMMENDATION**

The Board should discuss this opportunity and provide staff direction.

### **ATTACHMENT**

1. Lot configuration and ownership

LOCUST

WILLOW

HAY

MT WHITNEY

DWP owned

County owned  
Road Yard

MOUNTAIN VIEW

LONE PINE

MOUNT WHITNEY

LAKE VIEW

F





*Mammoth Lakes Housing, Inc.  
supports workforce housing  
for a viable economy and  
sustainable community.*

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## **STAFF REPORT**

Subject: Discussion of Fire Development Impact Fees for Access Apartments and Innsbruck Lodge

Presented by: Patricia Robertson, Executive Director  
Ales Tomaier, Fire Chief, Mammoth Fire Protection District

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## **BACKGROUND**

Fire Development Impact Fees are paid by all new development. MLH currently has two projects that will be subject to these fees as noted below:

<b>Fire Development Impact Fee (DIF) Estimates for Current Projects</b>	
Access Apartments	\$10,571
Innsbruck Lodge	\$7,207.50
<b>TOTAL</b>	<b>\$17,778.50</b>

Staff has had preliminary discussions with Fire Chief, Ales Tomaier regarding a possible waiver in exchange for services.

## **ANALYSIS**

We have been discussion a possible reciprocity of services which will strengthen our relationship and benefit both of our organizations as we work towards housing solutions.

Some ideas include:

- Review program guidelines, contracts, etc.
- Partnership on grants
- Partnership on Bridge units (for own or rent), with Town consent
- Preference for Fire District employees at some rental units, on a temporary/transitional basis (if possible/available?)
- Property management services for Fire District units and/or employees

We have discussed a possible one-year agreement, in exchange for the fee amount above, with option to renew, and a broad scope of work for MLH.

**FINANCAL ANALYSIS**

While this agreement will take staff time, the ED believes that it is possible that time could/would be spent on relationship strengthening and program building, advocacy, etc. without an agreement in place. An agreement will memorialize our relationship and direct a certain amount of effort and time to assisting the Fire District with housing solutions.

This fee waiver brings these projects one step closer to financial feasibility, as construction costs have risen since our initial grant applications. *Every dollar towards these projects counts.*

**NEXT STEPS**

1. The Board should discuss and provide staff direction.
2. Depending on the direction given by the MLH Board, the Fire Chief is prepared to bring a discussion item to the Fire Protection Board on November 15<sup>th</sup>.
3. If both Boards are amenable, staff and legal counsel will draft a Memorandum of Understanding (MOU), which both Boards will need to approve.

The goal is to have an MOU in place before we pull our building permits for both projects, so that MLH will be exempt from paying those fees. We are hoping to pull the building permit for Innsbruck Lodge ASAP, pending approval. The plans are in pre-approval now.

If the MOU is not approved by the time we need to pull the permit, the Fire Chief believes that a letter from him explaining the pending MOU and timeline for adoption should be sufficient in lieu of paying the fees.

**RECOMMENDATION**

The Board should discuss this opportunity and provide staff direction.

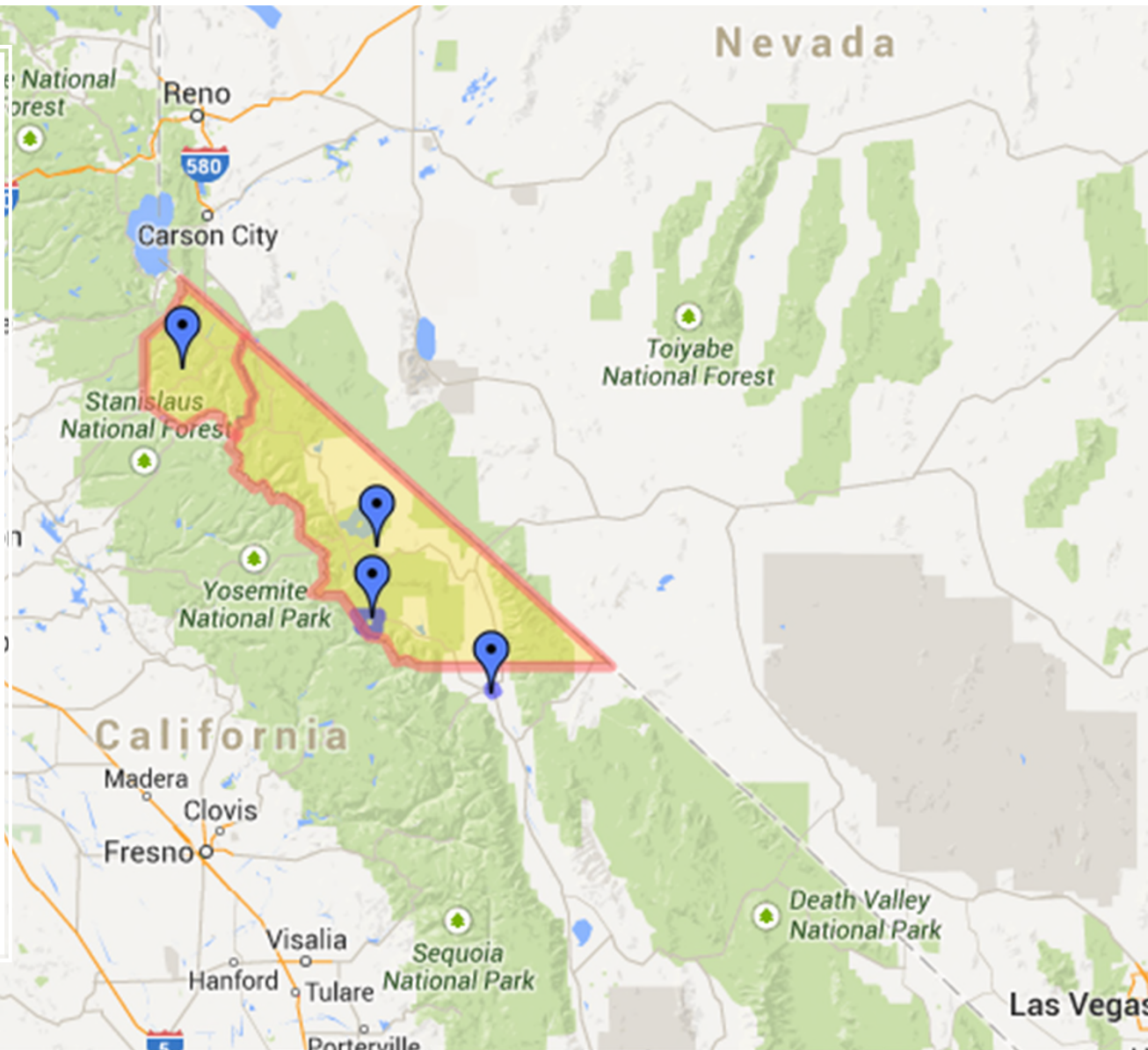
# 20<sup>th</sup> Anniversary Rebranding Update

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November 7, 2022

# Our Service Area

- Mammoth Lakes Housing, Inc. has been serving the Inyo, Mono, and Alpine tri-county region for a long time
  - Housing Element preparation
  - Regional Needs Assessment coordination
- This was memorialized in the organization's Bylaws in 2013





# Housing is a Regional Issue



Our Staff and Board of Directors recognize that the housing issue impacts our regional communities.



It is not productive to work in isolated silos when developing housing solutions.



It can be difficult to approach and build meaningful relationships with regional partners with a name that reflects only one jurisdiction.



The MLH Board of Directors is committed to a rebranding process to be more inclusive of our regional partners, which will make us more effective in regional housing solutions.

# Our Goals

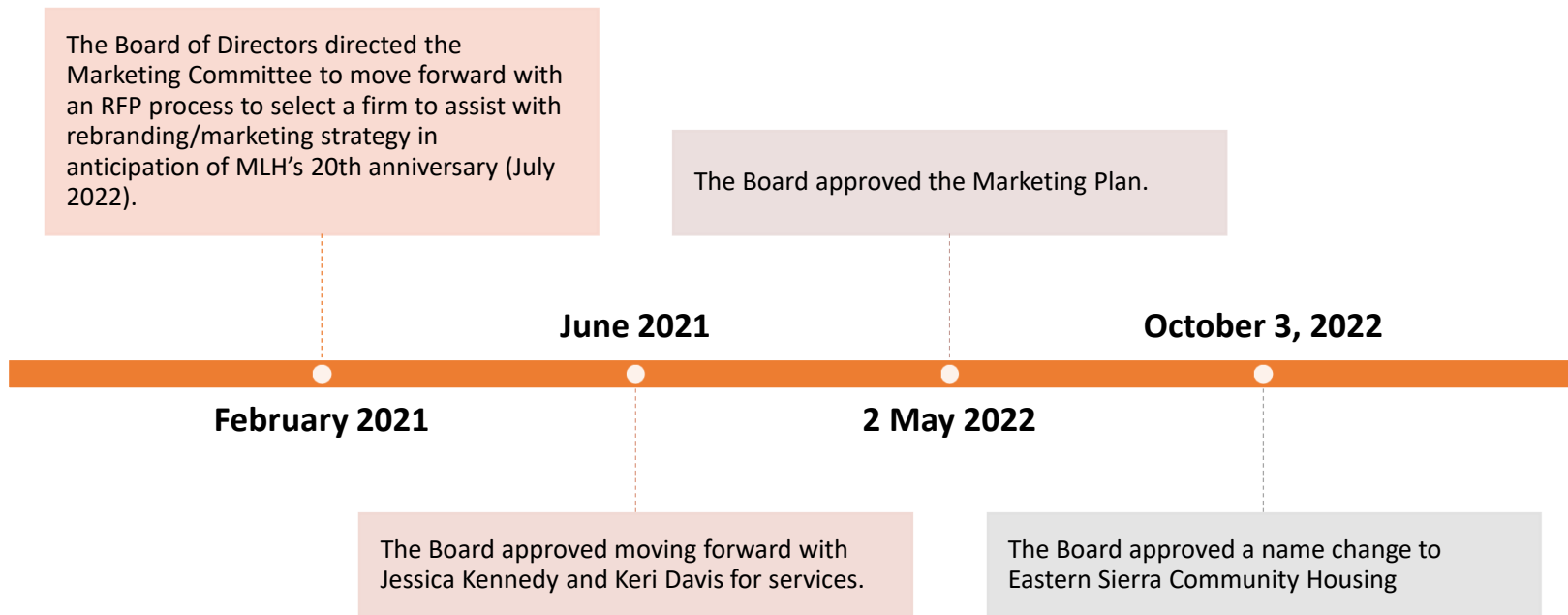


TO CLEARLY EXPAND AND  
CORRECTLY IDENTIFY OUR SERVICE  
AREA TO THE PUBLIC

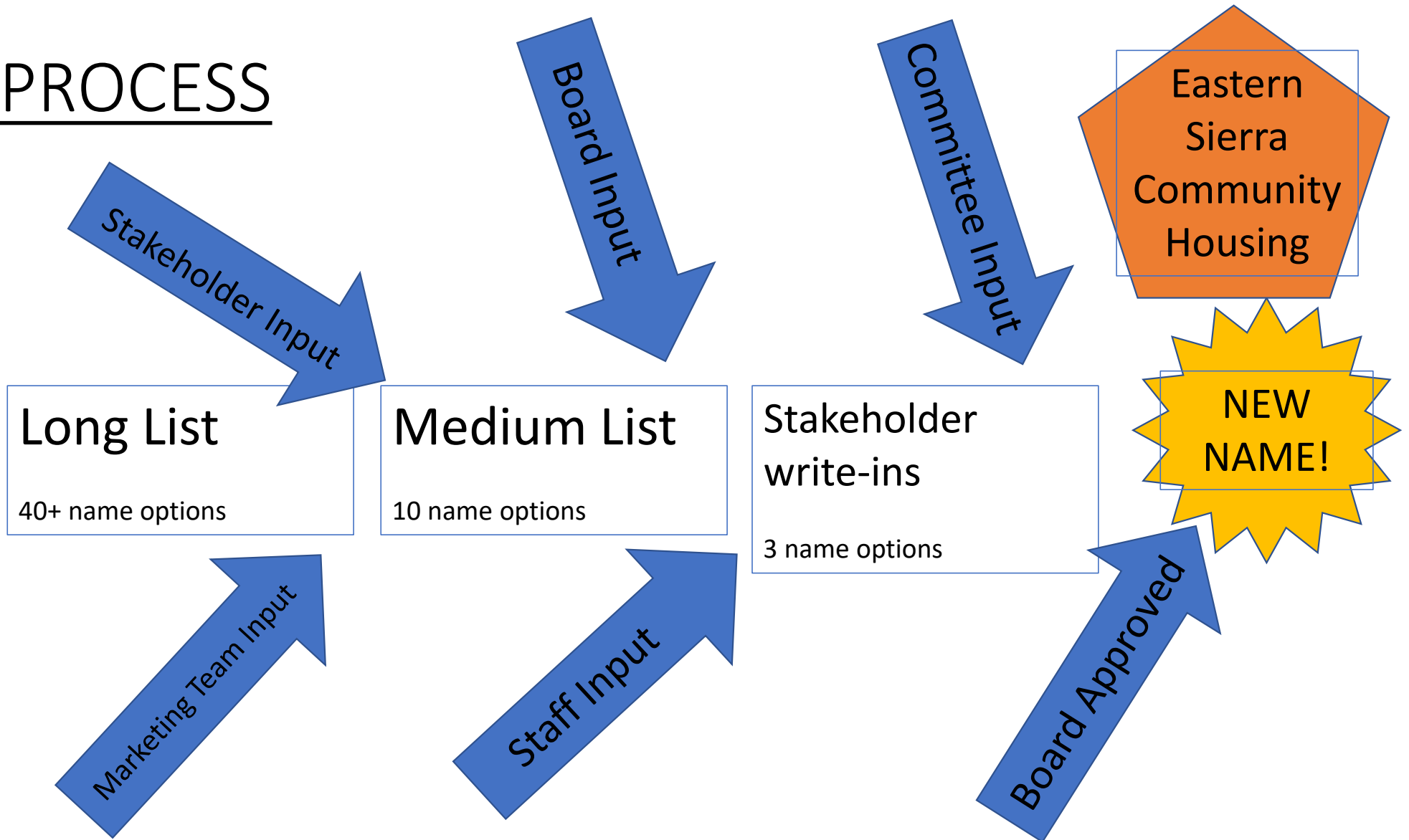


TO BE GEOGRAPHICALLY SPECIFIC, BUT  
NOT TOO SPECIFIC

# Timeline



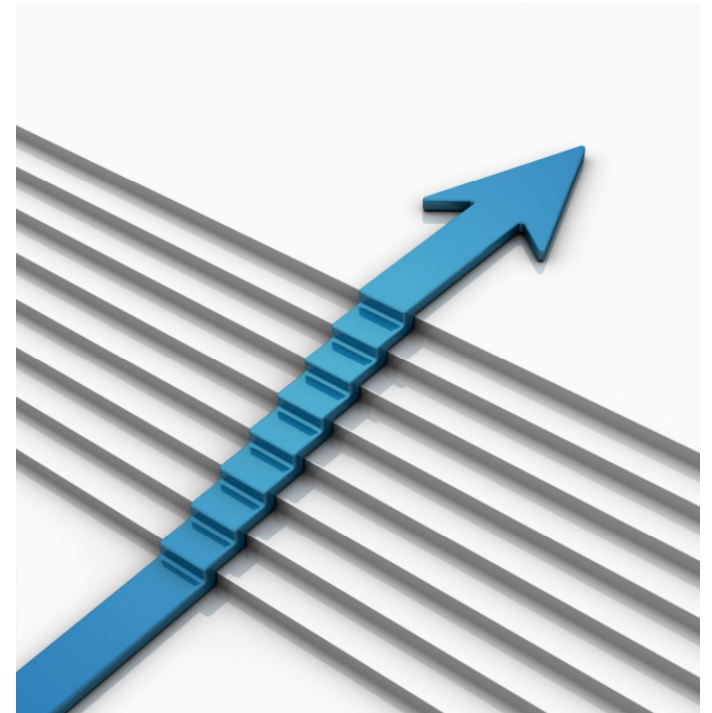
# PROCESS



# Next Steps

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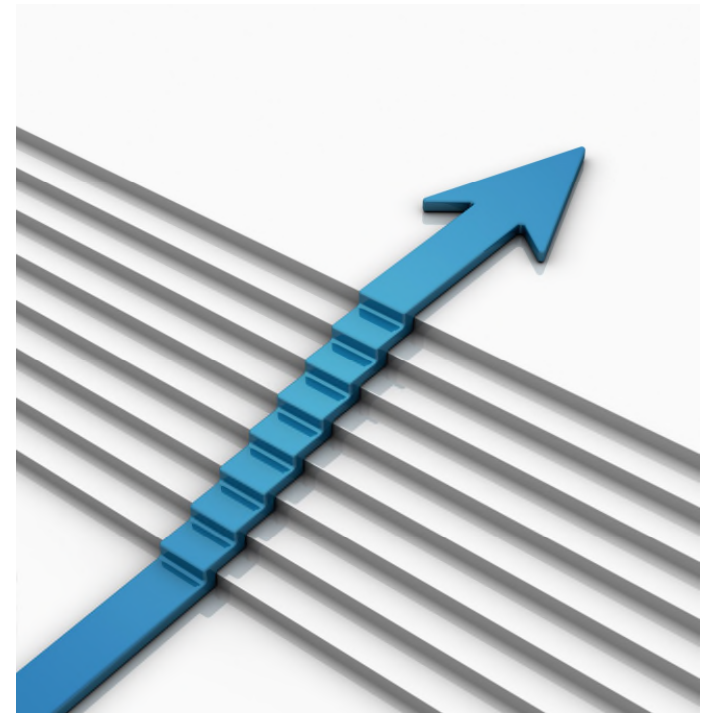
- The Board will select a new name and direct staff to proceed with legal counsel on process
- The Board will adopt the new name via Resolution at a forthcoming meeting
- The Graphic Designer will begin drafting new logo options
- New logo options will be reviewed by the Marketing Committee
- A short-list of logo designs will be presented to the Board for final selection
- Website re-design



# Next Steps

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- Our attorney confirmed that the Board's Resolution adopting the new name will not change any legal status or contracts until the process to adopt the new name happens at the Secretary of State level.
- After the Board adopts the new name, then legal counsel and MLH staff will begin working on the notices to partners, etc. regarding the name change.
- Once the website is redesigned, papers have been filed with the Secretary of State, etc., and partners have been notified, a comprehensive launch of the new brand will occur.



# Marketing Committee Proces

**The Committee reviewed 10 main logo concepts**

- And many more iterations/versions!

**Met at least 3x to discuss as a group**

**ED delivered Committee comments to designer who incorporated for each new iteration**

**The Committee is confident in the two icon/logo options being discussed this evening**

# Logo #9



EASTERN SIERRA  
**COMMUNITY HOUSING**

EASTERN SIERRA  
**Community Housing**



EASTERN SIERRA  
**COMMUNITY HOUSING**



EASTERN SIERRA  
**COMMUNITY HOUSING**



# Logo #6

3



EASTERN SIERRA  
COMMUNITY  
HOUSING

1



EASTERN SIERRA  
Community  
Housing

2



EASTERN SIERRA  
COMMUNITY  
HOUSING



# Board Feedback

**MAMMOTH LAKES HOUSING, INC.**

*A California Nonprofit Public Benefit Corporation*

**COMBINED FINANCIAL STATEMENTS**

**WITH**

**AUDITOR'S REPORT**

\* \* \*

**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

**THOMAS TOMASZEWSKI  
CERTIFIED PUBLIC ACCOUNTANT**

**MAMMOTH LAKES HOUSING, INC.**  
**A California Nonprofit Public Benefit Corporation**  
**COMBINED FINANCIAL STATEMENTS**

**JUNE 30, 2022 AND 2021**

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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Mammoth Lakes Housing, Inc.  
Mammoth Lakes, California

### **Report on the Audit of the Financial Statements**

#### **Opinion**

I have audited the financial statements of Mammoth Lakes Housing, Inc. (a nonprofit organization) which comprise the statement of financial position as of June 30, 2022 and 2021, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Mammoth Lakes Housing, Inc., as of June 30, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

I conducted my audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Sycamore Place II Senior Housing Corporation, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in aggregate, that raise substantial doubt about the organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually, or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, I:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the organization's ability to continue as a going concern for reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

#### **Other Matters**

My audits were conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying supplementary information on pages 13-15 is presented for purposes of additional analysis and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for the purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, I have also issued my report dated October 14, 2022 on my consideration of Mammoth Lakes Housing, Inc.'s internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Mammoth Lakes Housing, Inc.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Mammoth Lakes Housing, Inc.'s internal control over financial reporting and compliance.

El Dorado Hills, California  
October 14, 2022

**MAMMOTH LAKES HOUSING, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2022 AND 2021**

<u>Assets</u>	<u>2022</u>	<u>2021</u>
<u>Current assets</u>		
Cash and cash equivalents (Note 2)	\$ 469,653	\$ 368,673
Security deposits	10,629	11,336
Accounts receivable	6,300	190,198
Prepaid expenses and deposits	<u>23,831</u>	<u>5,537</u>
Total current assets	<u>510,413</u>	<u>575,744</u>
<u>Fixed assets (Notes 2 and 4)</u>		
Land	689,077	658,077
Rehabilitation in progress	275,212	251,600
Buildings, improvements & equipment	<u>2,178,273</u>	<u>1,977,805</u>
Total fixed assets	3,142,562	2,887,482
Less: accumulated depreciation	<u>(481,882)</u>	<u>(431,564)</u>
Fixed assets (net of accumulated depreciation)	<u>2,660,680</u>	<u>2,455,918</u>
<u>Other assets</u>		
Notes receivable (Note 5)	39,380	41,104
Property held for resale	491,902	0
Operating reserve	60,000	0
Replacement reserve	<u>255,305</u>	<u>200,771</u>
Total other assets	<u>846,587</u>	<u>241,875</u>
<b>Total Assets</b>	<b>\$ <u>4,017,680</u></b>	<b>\$ <u>3,273,537</u></b>
<u>Liabilities and Net Assets</u>		
<u>Current liabilities</u>		
Accounts payable	\$ 0	\$ 750
Accrued compensated absences	6,409	6,409
Unearned revenue	0	39,822
Security deposits payable	10,038	11,389
Current portion - long term debt (Note 6)	<u>44,564</u>	<u>42,728</u>
Total current liabilities	<u>61,011</u>	<u>101,098</u>
<u>Long-term liabilities</u>		
Mortgage payables - long-term portion (Note 6)	491,224	536,424
Note payable (Note 7)	<u>1,342,600</u>	<u>853,600</u>
Total long-term liabilities	<u>1,833,824</u>	<u>1,390,024</u>
<b>Total Liabilities</b>	<b><u>1,894,835</u></b>	<b><u>1,491,122</u></b>
<u>Net Assets</u>		
Without donor restrictions	2,027,965	1,688,751
With donor restrictions	<u>94,880</u>	<u>93,664</u>
<b>Total net assets</b>	<b><u>2,122,845</u></b>	<b><u>1,782,415</u></b>
<b>Total Liabilities and Net Assets</b>	<b>\$ <u>4,017,680</u></b>	<b>\$ <u>3,273,537</u></b>

See notes to financial statements

**MAMMOTH LAKES HOUSING, INC.**  
**STATEMENTS OF ACTIVITIES**  
**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

<u>Income</u>	Without Donor Restrictions	With Donor Restrictions	<u>2022 Total</u>	<u>2021 Total</u>
Grant/Contract revenue	\$ 542,254	\$ 0	\$ 542,254	\$ 449,692
Rent Assistance Grants	99,690	0	99,690	647,670
Rental revenue	60,960	0	60,960	55,960
Commercial rent	83,353	0	83,353	57,947
Interest income	0	1,216	1,216	1,790
Contributions	230,197	0	230,197	69,118
Property Sales (Net)	(103,940)	0	(103,940)	644
Miscellaneous Fees	47,223	0	47,223	3,126
<b>Total Income</b>	<u>959,737</u>	<u>1,216</u>	<u>960,953</u>	<u>1,285,947</u>
 <b><u>Expenses</u></b>				
Management fee	0	0	0	0
Administrative	90,565	0	90,565	91,597
Salaries and benefits	273,275	0	273,275	276,945
Maintenance	19,172	0	19,172	19,547
Utilities	17,845	0	17,845	7,404
HOA Fees, Real estate taxes & insurance	51,932	0	51,932	42,984
<b>Total expenses</b>	<u>452,789</u>	<u>0</u>	<u>452,789</u>	<u>438,477</u>
<b>Excess of income over expenses</b>	<u>506,948</u>	<u>1,216</u>	<u>508,164</u>	<u>847,470</u>
 <b><u>Other expenses:</u></b>				
Direct Services-Rent Subsidies	94,955	0	94,955	668,939
Mortgage Interest	22,461	0	22,461	24,603
Depreciation	50,318	0	50,318	50,513
<b>Total other expenses</b>	<u>167,734</u>	<u>0</u>	<u>167,734</u>	<u>744,055</u>
<b>Change in net assets</b>	<u>339,214</u>	<u>1,216</u>	<u>340,430</u>	<u>103,415</u>
<b>Net assets, beginning of the year</b>	<u>1,688,751</u>	<u>93,664</u>	<u>1,782,415</u>	<u>1,679,000</u>
<b>Net assets, end of the year</b>	<u>\$ 2,027,965</u>	<u>\$ 94,880</u>	<u>\$ 2,122,845</u>	<u>\$ 1,782,415</u>

See notes to financial statements

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**MAMMOTH LAKES HOUSING, INC.**  
**STATEMENTS OF CASH FLOWS**  
**YEARS ENDED JUNE 30, 2022 AND 2021**

<b><u>Cash Flows from Operating Activities</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>
Increase in net assets	\$ 340,430	\$ 103,415
Depreciation & Amortization	50,318	50,513
 (Increase) decrease in operating assets:		
Accounts receivable	183,898	(8,758)
Prepaid expenses	(18,294)	(1,408)
Notes receivable	1,724	24,546
Increase (decrease) in operating liabilities:		
Accounts payable & accrued expenses	(750)	(301,446)
Unearned revenue	(39,822)	(44,793)
Security deposits payable	(1,351)	364
 Net Cash Provided by Operating Activities	 516,153	 (177,567)
 <b><u>Cash Flows from Investing Activities</u></b>		
Purchase fixed assets	(255,080)	(128,546)
Sale/(Purchase) property held for resale	(491,902)	648,911
 Net Cash Used in Investing Activities	 (746,982)	 520,365
 <b><u>Cash Flows from Financing Activities</u></b>		
(Payments)/Proceeds from notes payable	489,000	(300,000)
Payments on mortgage payable	(43,364)	(41,483)
 Net Cash Used in Financing Activities	 445,636	 (341,483)
 Net Increase/(Decrease) in Cash	214,807	1,315
 Cash at the beginning of the period	 580,780	 579,465
 <b>Cash, Cash Equivalents and Restricted Cash</b>	 \$ 795,587	 \$ 580,780
 Cash and cash equivalents	\$ 469,653	\$ 368,673
Restricted cash	\$ 325,934	\$ 212,107
Total cash, cash equivalents and restricted cash	\$ 795,587	\$ 580,780
 Supplemental Information: Cash Interest paid	 \$ 22,461	 \$ 24,603

See notes to financial statements

**MAMMOTH LAKES HOUSING, INC.**  
**A California Nonprofit Public Benefit Corporation**  
**NOTES TO FINANCIAL STATEMENTS**

**Note 1: Organization and Nature of Activities**

Mammoth Lakes Housing, Inc. (the "Corporation") was incorporated on July 15, 2002 to develop, own and operate low income rental housing within the counties of Alpine, Mono and Inyo. The corporation currently owns and operates two rental housing properties (5-units) and one commercial property (11-units) located in Mammoth Lakes, CA. Mammoth Lakes Housing, Inc. is the sole member in Sierra Housing Advocates, LLC, Innsbruck LLC and Valley Apartments LLC (all limited liability companies). In addition, Mammoth Lake Housing, Inc. serves as the .01% Administrative General Partner in Mammoth Lakes Family Associates, a California Limited Partnership, which owns and operates a 48-unit affordable housing complex located in Mammoth Lakes, CA, and as the .01% Administrative General Partner in Mammoth Lakes Family Associates II, a California Limited Partnership, which owns and operates a 30-unit affordable housing complex located in Mammoth Lakes, CA.

**Note 2: Summary of Significant Accounting Policies**

Method of Accounting

Mammoth Lakes Housing, Inc's combined financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred. Rental income is shown at its maximum gross potential. Vacancy loss is shown as a reduction in rental income.

The Organization adopted the provisions of Accounting Standards Update 2016-14, Presentation of Financial Statements of Not-for-Profit Entities (*Topic 958*) (ASU 2016-14). Under the new accounting policy, two net asset classes (without donor restrictions and with donor restrictions) replace former classes of net assets (unrestricted, temporarily restricted, and permanently restricted). \$94,880 represents the CalHome Program loan funding received in prior years, which has donor imposed restrictions on use. The funds are to be revolved as loans to eligible homeowners.

Risk Reserve

As of June 30, 2022 and 2021 the organization has internally designated net assets in the amount of \$160,000 as a risk reserve.

Cash and Cash Equivalents

Cash is defined as cash in demand deposit accounts as well as cash on hand. Not included in cash are funds restricted as to their use, regardless of liquidity, such as tenant security deposits, replacement reserve and operating reserve. Mammoth Lakes Housing, Inc. maintains its cash in bank accounts which, at times, may exceed federally insured limits. Mammoth Lakes Housing, Inc. has not experienced any losses in such accounts.

Capitalization and Depreciation

Land, buildings, improvements and equipment are stated at cost of acquisition or construction. Maintenance and repairs are charged to expense as incurred. The straight-line method of depreciation is applied to fixed assets using estimates of useful life, ranging from five to thirty-nine years. The estimated service lives of the assets for depreciation purposes may be different than actual economic useful lives.

Accounts Receivable

Management has elected to record bad debts using the direct write-off method. The effect of using this method is not materially different than the allowance method under U.S. Generally Accepted Accounting Principles.

Functional Expenses

Functional expenses are allocated to a category of program services and to supporting services based on direct expenditures incurred. Expenses are presented on a functional basis in the statement of activities.

Liquidity and Availability of Financial Assets

The following reflects the Organization's financial assets as of the statement of financial position date:

Financial Assets available to meet cash needs for general expenditures within one year:

Cash:	\$469,653
Accounts Receivable	<u>6,300</u>
Total	<u>\$ 475,953</u>

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes

No income tax provision has been included in the financial statements as Mammoth Lakes Housing, Inc. has been qualified as tax-exempt under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation code. As a 501(c)(3) tax-exempt organization, the Corporation qualifies for the charitable contribution deduction. The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements. Sierra Housing Advocates LLC, Innsbruck LLC and Valley Oaks LLC are subject to an \$800 annual tax fee, which is payable to the Franchise Tax Board.

### Note 3: Restricted Reserves

Restricted reserves are held in separate bank accounts for the replacement reserves for Mammoth Lakes Housing Inc.'s owned affordable housing projects. Replacement reserve balances at June 30, 2022 and 2021 were as follows:

	<u>2022</u>	<u>2021</u>
Old Mammoth Lakes Tri-plex	\$ 74,177	\$ 66,615
238 Sierra Manor Road	<u>181,128</u>	<u>134,156</u>
Total	<u>\$255,305</u>	<u>\$200,771</u>

### Note 4: Property and Equipment

Property and equipment consists of the following:

	<u>2022</u>	<u>2021</u>
Land	\$689,077	\$ 658,077
Rehabilitation in Progress	275,212	251,600
Buildings, Improvements & Equipment	<u>2,178,273</u>	<u>1,977,805</u>
	3,142,562	2,887,482
Less: accumulated depreciation	<u>( 481,882)</u>	<u>( 431,564)</u>
	<u>\$2,660,680</u>	<u>\$ 2,455,918</u>

#### Impairment

The organization reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that carrying value of such property may not be recoverable. For assets held and used, if management's estimate of aggregate future cash flows to be generated by the property, undiscounted and without interest charges estimated proceeds from the eventual disposition of the real estate are less than their carrying amounts, an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. The determination of undiscounted cash flows requires significant estimates by management. Subsequent changes in estimated undiscounted cash flows could impact the determination of whether impairment exists. No impairment loss has been recognized during the years ended June 30, 2022 and 2021.

### Note 5: Notes Receivable

Promissory notes (2) due from eligible CalHome Program families were granted CalHome Loans totaling \$39,380, with simple interest at the rate of 3% per year on the unpaid principal balance, from the date of the note, until paid.

## Note 6: Mortgages Payable

The mortgage notes are collateralized by deeds of trust on each property. The mortgages payable consists of the following:

### Office Unit

First mortgage payable to Oak Valley Community Bank in the original amount of \$178,500 on October 5, 2005, 5.11% interest (adjusted October 10, 2015), final payment due October 10, 2030. Monthly payments of principal and interest are \$1,102.02.

Principal	\$ 88,552
less current portion	<u>( 8,659)</u>
	<u>\$ 79,893</u>

The annual principal payments on the Oak Valley Community Bank mortgage payable are as follows:

### Year ending June 30.

2023	\$ 8,659
2024	9,112
2025	9,589
2026	10,091
2027	10,619
Thereafter	<u>40,482</u>
	<u>\$ 88,552</u>

### 238 Manors Road

First mortgage payable to Alper Enterprises, L.P in the original amount of \$600,000 on November 6, 2017, 4.00% interest, final payment due October 6, 2027. Monthly payments of principal and interest are \$4,438.13.

Principal	\$ 447,236
less current portion	<u>(35,905)</u>
	<u>\$ 411,331</u>

The annual principal payments on the Alper Enterprises, L.P. mortgage payable are as follows:

### Year ending June 30.

2023	\$ 35,905
2024	37,367
2025	38,890
2026	40,474
2027	42,124
Thereafter	<u>252,476</u>
	<u>\$ 447,236</u>

## **Note 7: Notes Payable**

### Old Mammoth Road

Note payable to the Town of Mammoth Lakes CDBG, in the amount of \$853,600, on May 25, 2011. Interest at 0%. Final maturity is May 25, 2066. Mammoth Lakes Housing, Inc. has entered into a regulatory agreement with the Town of Mammoth Lakes which is recorded and requires maintenance of specific numbers of units for very low and low income persons. Payment of principal is deferred until May 25, 2066.

## **Note 8: Concentration of Risk**

Mammoth Lakes Housing, Inc. is subject to various risks and uncertainties in the ordinary course of business that could have adverse impacts on its operating results and financial condition. Future operations could be affected by changes in the economy or other conditions in the geographical area where its properties are located, or by changes in federal, state and local housing (Town of Mammoth Lakes) subsidies or the demand for such housing.

### **Subsequent Events**

Subsequent events have been evaluated through October 14, 2022, which is the date the financial statements were available to be issued and there are no subsequent events requiring disclosure.

### **Contingency**

In early 2020, an outbreak of a novel strain of coronavirus (COVID-19) emerged globally. As a result, events have occurred including mandates from federal, state, and local authorities leading to an overall decline in economic activity. The Corporation is not able to estimate the length or severity of this outbreak and the related financial impact. Management will continue to assess and monitor the situation as it evolves. If the length of the outbreak continues for an extended period of time the Corporation may have to seek alternative measures to finance its operations including use of reserves. The extent of the impact of COVID-19 on the Corporation's operational and financial performance is uncertain and cannot be determined at this time.

## **Note 9: Retirement Plan**

The Organization contributes 6% of modified annual compensation into a 403b Plan. All salaried employees employed by the Organization qualify for the benefit. Retirement expense for the year ended June 30, 2022 was \$8,889.

**Note 10: Compensated Absences**

Full-time employees receive annual leave based upon length of employment. Unused annual leave is paid to employees upon termination of employment and is accrued in the financial statements. Accrued compensation absences as of June 30, 2022 is \$6,409.

**Note 11: Statements of Cash Flows**

The following table provides a reconciliation of cash and restricted cash reported within the statements of financial position that sum to the total of the same amounts in the statements of cash flows:

	<u>2022</u>	<u>2021</u>
Cash	\$ 469,653	\$ 368,673
Security Deposits	10,629	11,336
Operating Reserve	60,000	0
Replacement Reserve	<u>255,305</u>	<u>200,771</u>
Total	<u>\$ 795,587</u>	<u>\$ 580,780</u>

**Note 12: Unearned Revenue**

Mammoth Lakes Housing, Inc. has a letter agreement to administer the Town of Mammoth Lakes rental assistance program. As of June 30, 2021 \$39,822 was available for the rental assistance program. As of June 30, 2022 the balance was \$0

**Independent Auditor's Report  
On Supplementary Information**

To the Board of Directors of  
Mammoth Lakes Housing, Inc.  
Mammoth Lakes, California

I have audited the financial statements of Mammoth Lakes Housing, Inc. for the fiscal year ended June 30, 2022, and have issued my opinion thereon date October 14, 2022, which is presented in the preceding section. My audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplemental information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

El Dorado Hills, California  
October 14, 2022



**MAMMOTH LAKES HOUSING, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2022 AND 2021**

<b>Assets</b>	<b>General Operations</b>	<b>Sierra Housing Advocates, LLC</b>	<b>Innsbruck LLC</b>	<b>Valley Apartments, LLC</b>	<b>Eliminations</b>	<b>2022 Total</b>	<b>2021 Total</b>
<b>Current assets</b>							
Cash and cash equivalents	\$ 429,228	\$ 40,425	\$ 0	\$ 0	\$ 0	469,653	\$ 368,673
Security deposits	10,629	0	0	0	0	10,629	11,336
Accounts receivable	6,300	0	0	0	0	6,300	190,198
Deposits & prepaids	13,806	0	0	10,025	0	23,831	5,537
Total current assets	<u>459,963</u>	<u>40,425</u>	<u>0</u>	<u>10,025</u>	<u>0</u>	<u>510,413</u>	<u>575,744</u>
<b>Fixed Assets</b>							
Land	658,077	31,000	0	0	0	689,077	658,077
Rehabilitation in progress	275,212	0	0	0	0	275,212	251,600
Buildings, improvements & equipment	1,977,787	125,961	74,525	0	0	2,178,273	1,977,805
Total fixed assets	<u>2,911,076</u>	<u>156,961</u>	<u>74,525</u>	<u>0</u>	<u>0</u>	<u>3,142,562</u>	<u>2,887,482</u>
Less: accumulated depreciation	<u>(481,882)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(481,882)</u>	<u>(431,564)</u>
Total	<u>2,429,194</u>	<u>156,961</u>	<u>74,525</u>	<u>0</u>	<u>0</u>	<u>2,660,680</u>	<u>2,455,918</u>
<b>Other Assets</b>							
Notes receivable	39,380	0	0	0	0	39,380	41,104
Investment in LLC's	119,659	0	0	0	(119,659)	0	0
Property held for resale	0	491,902	0	0	0	491,902	0
Operating reserve	60,000	0	0	0	0	60,000	0
Replacement reserve	255,305	0	0	0	0	255,305	200,771
Total Other Assets	<u>474,344</u>	<u>491,902</u>	<u>0</u>	<u>0</u>	<u>(119,659)</u>	<u>846,587</u>	<u>241,875</u>
<b>Total Assets</b>	<u><b>\$ 3,363,501</b></u>	<u><b>\$ 689,288</b></u>	<u><b>\$ 74,525</b></u>	<u><b>\$ 10,025</b></u>	<u><b>\$ (119,659)</b></u>	<u><b>4,017,680</b></u>	<u><b>\$ 3,273,537</b></u>
<b>Liabilities and Net Assets</b>							
<b>Current Liabilities</b>							
Current portion - long term debt	\$ 44,564	\$ 0	\$ 0	\$ 0	\$ 0	44,564	\$ 42,728
Accounts payable & accrued liabilities	0	0	0	0	0	0	750
Due to/(from)	0	0	0	0	0	0	0
Unearned revenue	0	0	0	0	0	0	39,822
Accrued compensated absences	6,409	0	0	0	0	6,409	6,409
Security deposits payable	9,638	400	0	0	0	10,038	11,389
Total Current Liabilities	<u>60,611</u>	<u>400</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>61,011</u>	<u>101,098</u>
<b>Long-Term Liabilities</b>							
Mortgage payable - long-term portion	491,224	0	0	0	0	491,224	536,424
Notes payable	853,600	489,000	0	0	0	1,342,600	853,600
Total Long-Term Liabilities	<u>1,344,824</u>	<u>489,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,833,824</u>	<u>1,390,024</u>
Total Liabilities	<u>1,405,435</u>	<u>489,400</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,894,835</u>	<u>1,491,122</u>
<b>Net Assets</b>							
Without Donor Restrictions	1,863,186	199,888	74,525	10,025	(119,659)	2,027,965	1,688,751
With Donor Restrictions	94,880	0	0	0	0	94,880	93,664
Total net assets	<u>1,958,066</u>	<u>199,888</u>	<u>74,525</u>	<u>10,025</u>	<u>(119,659)</u>	<u>2,122,845</u>	<u>1,782,415</u>
<b>Total Liabilities and Net Assets</b>	<u><b>\$ 3,363,501</b></u>	<u><b>\$ 689,288</b></u>	<u><b>\$ 74,525</b></u>	<u><b>\$ 10,025</b></u>	<u><b>\$ (119,659)</b></u>	<u><b>4,017,680</b></u>	<u><b>\$ 3,273,537</b></u>

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See notes to financial statements

**MAMMOTH LAKES HOUSING, INC.**  
**SCHEDULES OF INCOME AND EXPENSE**  
**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

<b>Revenue</b>	General Operations	OMR & Meridian	238 Sierra Manor Rd.	Sierra Housing Advocates, LLC	Eliminations	<b>Total 2022</b>	<b>Total 2021</b>
Management Fees	\$ 27,590	\$ 0	\$ 0	\$ 0	(27,590)	\$ 0	\$ 0
Grant/Contract Revenue	467,624	0	0	74,630	0	542,254	449,692
Rent Assistance Grants	99,690	0	0	0	0	99,690	647,670
Rental income	0	60,260	0	700	0	60,960	55,960
Commercial Rent	0	0	83,353	0	0	83,353	57,947
Contributions	75,197	0	0	155,000	0	230,197	69,118
Miscellaneous fees	43,187	0	4,036	0	0	47,223	3,126
Property Sales (Net)	0	0	0	(103,940)	0	(103,940)	644
Interest income	1,216	0	0	0	0	1,216	1,790
<b>Total Income</b>	<b>714,504</b>	<b>60,260</b>	<b>87,389</b>	<b>126,390</b>	<b>(27,590)</b>	<b>960,953</b>	<b>1,285,947</b>
<b>Project expenses</b>							
Management fees & asset fee	0	12,254	15,336	0	(27,590)	0	0
<b>Administration</b>							
Office supplies/books	1,825	0	0	0	0	1,825	2,006
Meeting expense	759	0	0	0	0	759	256
Printing, copying & postage	1,134	0	0	0	0	1,134	1,798
Dues & subscriptions	5,126	0	0	0	0	5,126	3,703
Contract labor	0	0	0	0	0	0	0
Board of directors expense	4,000	0	0	0	0	4,000	3,000
Equipment	3,512	0	0	0	0	3,512	2,902
Telephone & Internet	4,718	0	0	0	0	4,718	5,545
Miscellaneous	19,340	0	350	2,036	0	21,726	31,987
Travel	3,149	0	0	0	0	3,149	1,805
Consulting	9,528	0	0	0	0	9,528	619
Bookkeeping	13,463	0	0	0	0	13,463	15,372
Legal	15,958	0	0	0	0	15,958	15,757
Advertising	2,629	0	0	0	0	2,629	2,248
Computer expenses	3,038	0	0	0	0	3,038	4,599
<b>Total Administration</b>	<b>88,179</b>	<b>0</b>	<b>350</b>	<b>2,036</b>	<b>0</b>	<b>90,565</b>	<b>91,597</b>
<b>Salaries and benefits</b>							
Salaries & wages	209,308	0	0	0	0	209,308	205,059
Payroll taxes	16,778	0	0	0	0	16,778	16,385
Fringe benefits	47,189	0	0	0	0	47,189	55,501
<b>Total Salaries and Benefits</b>	<b>\$ 273,275</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>273,275</b>	<b>276,945</b>

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See notes to financial statements

**MAMMOTH LAKES HOUSING, INC.**  
**SCHEDULES OF INCOME AND EXPENSE**  
**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

	General Operations	OMR & Meridian	238 Sierra Manor Rd.	Sierra Housing Advocates, LLC	Eliminations	Total 2022	Total 2021
<b>Maintenance</b>							
Trash removal	\$ 252	\$ 1,068	\$ 4,217	\$ 0	\$ 0	\$ 5,537	\$ 8,746
Exterminating, Janitorial, Cleaning	0	0	0	0	0	0	0
Grounds contract	0	0	0	0	0	0	0
Snow removal	0	1,078	6,335	0	0	7,413	6,855
Security	0	0	0	0	0	0	0
Repairs contract	806	5,226	190	0	0	6,222	3,946
Painting & decorating	0	0	0	0	0	0	0
<b>Total Maintenance</b>	<b>1,058</b>	<b>7,372</b>	<b>10,742</b>	<b>0</b>	<b>0</b>	<b>19,172</b>	<b>19,547</b>
<b>Utilities</b>							
Electricity & Gas	955	0	9,289	0	0	10,244	4,545
Water & Sewer	0	1,923	716	0	0	2,639	2,859
Other	20	0	4,942	0	0	4,962	0
<b>Total Utilities</b>	<b>975</b>	<b>1,923</b>	<b>14,947</b>	<b>0</b>	<b>0</b>	<b>17,845</b>	<b>7,404</b>
<b>Insurance &amp; Property Taxes</b>							
Property & liability insurance	10,399	3,547	11,485	0	0	25,431	17,566
HOA Fees	5,522	3,598	0	0	0	9,120	8,625
Other Taxes, Licenses & Permits	755	0	0	800	0	1,555	925
Property taxes	386	358	15,082	0	0	15,826	15,868
<b>Total Insurance &amp; Property Taxes</b>	<b>17,062</b>	<b>7,503</b>	<b>26,567</b>	<b>800</b>	<b>0</b>	<b>51,932</b>	<b>42,984</b>
<b>Total project expenses</b>	<b>\$ 380,549</b>	<b>\$ 29,052</b>	<b>\$ 67,942</b>	<b>\$ 2,836</b>	<b>\$ (27,590)</b>	<b>452,789</b>	<b>438,477</b>
<b>Other expenses:</b>							
Direct Services-Rent Subsidies	94,955	0	0	0	0	94,955	668,939
Mortgage	3,817	0	18,644	0	0	22,461	24,603
Depreciation	6,888	19,122	24,308	0	0	50,318	50,513
<b>Total Other expenses</b>	<b>105,660</b>	<b>19,122</b>	<b>42,952</b>	<b>0</b>	<b>0</b>	<b>167,734</b>	<b>744,055</b>
<b>Net Income/(Loss)</b>	<b>\$ 228,295</b>	<b>\$ 12,086</b>	<b>\$ (23,505)</b>	<b>\$ 123,554</b>	<b>\$ 0</b>	<b>\$ 340,430</b>	<b>\$ 103,415</b>

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See notes to financial statements

**MAMMOTH LAKES HOUSING, INC.**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED JUNE 30, 2022**

<b>Grantor</b>	<u>Federal CFDA Number</u>	<u>Pass-Through Number</u>	<u>Authorized Expenditures</u>
<u>U.S.Department Housing &amp; Urban Development</u>			
<u>Passthrough</u>			
<u>Town of Mammoth Lakes</u>			
Community Development Block Grant	14.218	17-CDBG-12096	2,294
<u>Passthrough</u>			
California Department of Housing & Community Development			
<u>Passthrough</u>			
Town of Mammoth Lakes			
<b>Loans made in prior years for which continuing compliance is required</b>			
Community Development Block Grant ARRA Loan CDBG-R	14.253		<u>853,600</u>
<b>Total U.S. Department Housing &amp; Urban Development</b>			<u>855,894</u>
<b>TOTAL FEDERAL AWARDS</b>			<u><u>\$855,894</u></u>

Notes to Schedule of Federal Awards

1. The accompanying schedule of Federal Awards includes the Federal Award activity of Mammoth Lakes Housing, Inc. under programs of the Federal Government for the year ended June 30, 2022. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).
2. The accrual basis of accounting is used for expenditures.
3. \$853,600 CDBG-R loan on May 25, 2011, due to Town of Mammoth Lakes, 0% interest, due in 2066, continuing tenant income eligibility requirements.
4. The Corporation has elected not to use the 10% de minimus indirect cost rate allowed under the Uniform Guidance.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors of  
Mammoth Lakes Housing, Inc.  
Mammoth Lakes, California

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Mammoth Lakes Housing, Inc. which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, and cash flows for the period then ended, and the related notes to the financial statements, and have issued my report thereon dated October 14, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control. Accordingly, I do not express an opinion on the effectiveness of the organization's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the organizations's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not

express such an opinion. The results of my tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

El Dorado Hills, California  
October 14, 2022

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND  
INTERNAL CONTROL OVER COMPLIANCE  
REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Directors of  
Mammoth Lakes Housing, Inc.  
Mammoth Lakes, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Program

I have audited Mammoth Lakes Housing Inc.'s compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of the Organization's major federal programs for the year ended June 30, 2022: The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In my opinion, the organization complied in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). My responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of my report.

I am required to be independent of Mammoth Lakes Housing, Inc. and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion on compliance for each major federal program. My audit does not provide a legal determination of Mammoth Lakes Housing, Inc.'s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Organization's federal programs.

Auditor's Responsibility for the Audit of Compliance

My objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on my audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, Government Auditing Standards, and the Uniform Guidance, I:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Organization's compliance with the compliance requirements referred to above and performing such other procedures as I considered necessary in the circumstances.

Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that I have identified during the audit.

#### Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected and corrected on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance; yet important enough to merit attention by those charged with governance.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

My audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

El Dorado Hills, California  
October 14, 2022



**Mammoth Lakes Housing, Inc.**  
**Schedule of Findings and Questioned Costs**  
**For the Fiscal Year Ended June 30, 2022**

**A. Summary of Audit Results**

1. The auditor's report expresses an unmodified opinion on whether the financial statements of Mammoth Lakes Housing, Inc., which were prepared in accordance with GAAP.
2. No material weaknesses were identified during the audit of the financial statements.
3. No instances of noncompliance material to the financial statements of Mammoth Lakes Housing, Inc. were disclosed during the audit.
4. No material weaknesses were identified during the audit of the major federal award programs.
5. The auditor's report on compliance for major federal award programs for Mammoth Lakes Housing, Inc. expresses an unmodified opinion.
6. Audit findings that are required to be reported in accordance with 2 CFR Section 200.516(a) (the Uniform Guidance) are reported in this Schedule.
7. The programs tested as major programs were:  

CFDA # 14.253 \$853,600    CDBG-R
8. The threshold for distinguishing Types A and B programs was \$750,000.
9. Mammoth Lakes Housing, Inc. was determined to be a low-risk auditee.

**B. Findings**

None



*Mammoth Lakes Housing, Inc.  
supports workforce housing  
for a viable economy and  
sustainable community.*

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## **STAFF REPORT**

Subject: MLH Programs Update

Presented by: Patricia Robertson, Executive Director

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### **Rental Unit Turnover:**

- None

### **Deed Restriction Retention**

- Meridian Court buy-back completed, needs paint + carpet and will prepare for sale at 150% AMI
- Processing numerous applications for ownership
  - Numerous reasons to clients not working out:
    - Unit preference (need garage, prefer top floor, need 2 parking spaces, etc.
    - DACA – can't get an FHA loan in a property that allows nightly rentals
    - Interest rates nearing 7%
    - No down payment assistance available
    - Condo insurance policies are rising, and will impact local monthly HOA rates

### **Land Trust Expansion – Town of Mammoth Lakes Bridge Program**

#### **Marketing**

MLS

Chamber e-newsletter

MLH website and e-newsletter

Social media

Fliers

Emails to Town/County staff

*Thank you so much for everything.  
We are so grateful for this  
program. Had it not been for this  
program we would not have been  
able to become homeowners in this  
town. I have been with the county  
for 10 years and now being a  
homeowner because of this  
program in this town, I feel as  
though I can actually retire from  
the job that I love and continue to  
serve my community. Thank you  
again.*

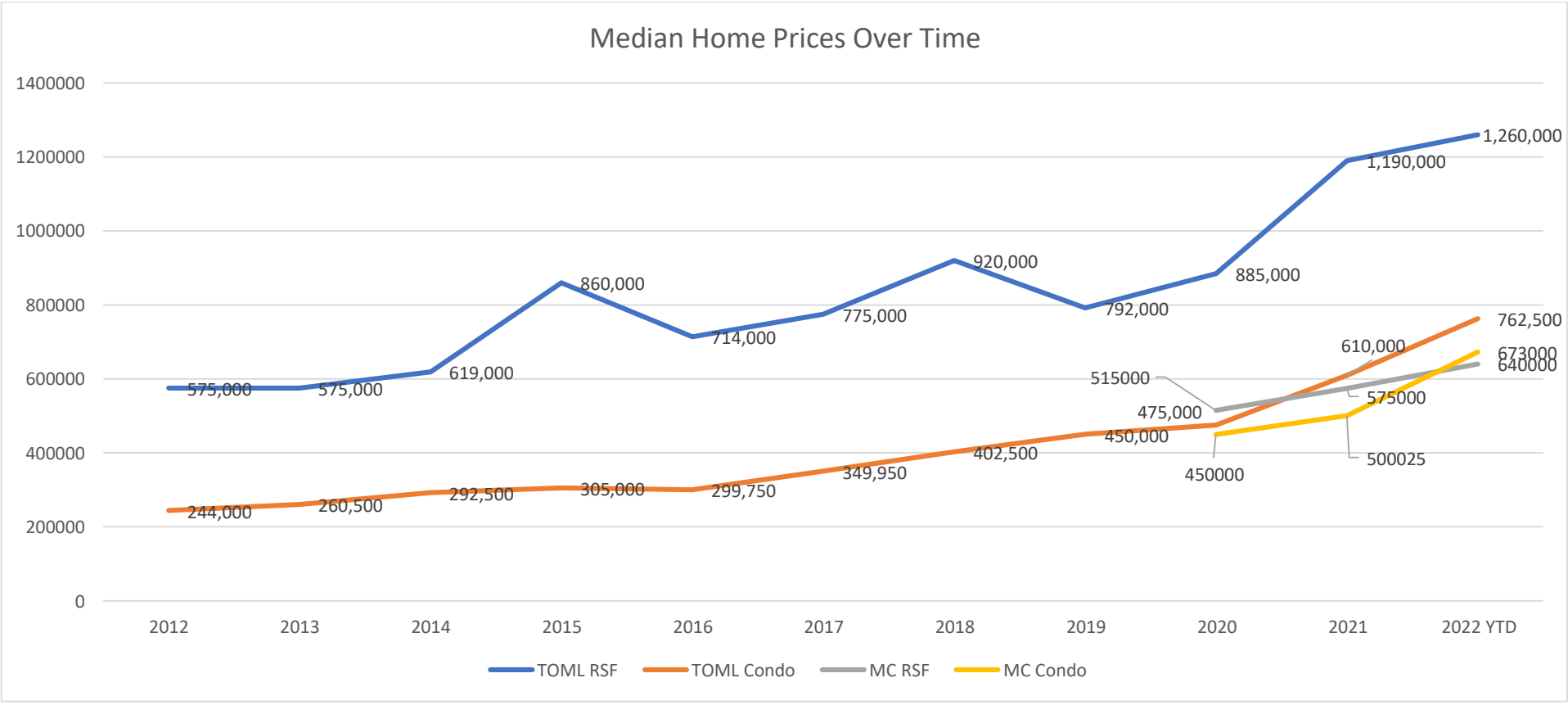
1. Meridian Court G-101
  - a. Town-owned
  - b. 3-bedroom, 2-bath
  - c. Minor repairs coordinated
  - d. Sold to eligible buyer on 5/31**
  
2. SJV C-5 unit
  - a. Closed escrow to MLH 11/8
  - b. Needed repairs
    - i. Sell furniture - complete
    - ii. Paint – complete
    - iii. Carpet – complete
    - iv. Windows – complete
    - v. Minor repairs – complete
  - c. Sold to eligible buyer on 4/14**
  
3. La Vista Blanc #65
  - a. 2-bedroom, 1-bath
  - b. Closed to MLH 2/2
  - c. Minor repairs – sliding glass door – pending
  - d. CURRENTLY AVAILABLE – Consider renting?**
  
4. Meridian Court F-203
  - a. Town-owned
  - b. 1-bedroom, 1-bath
  - c. Showed to multiple clients
  - d. IN ESCROW**
  
5. Meridian Court C-201
  - a. Town-owned
  - b. 1-bedroom, 1-bath
  - c. Showed to multiple clients
  - d. CURRENTLY AVAILABLE**

Mortgage Assistance Programs

Jurisdiction	Funding Source	AMI	~ Funds Available	Notes
Town	CDBG	80%		<i>Will submit in next round</i>
Town	HOME Reuse	80%		<b>FROZEN BY STATE</b> ~\$100,000 – We have not heard anything from the State about when this will be available
Town	BEGIN Reuse	120%	\$0	Available at specific complexes
Town	Local	120%		<i>Pending funding</i>
Mono County	HOME	80%	\$455,800	<b>FROZEN BY STATE</b>

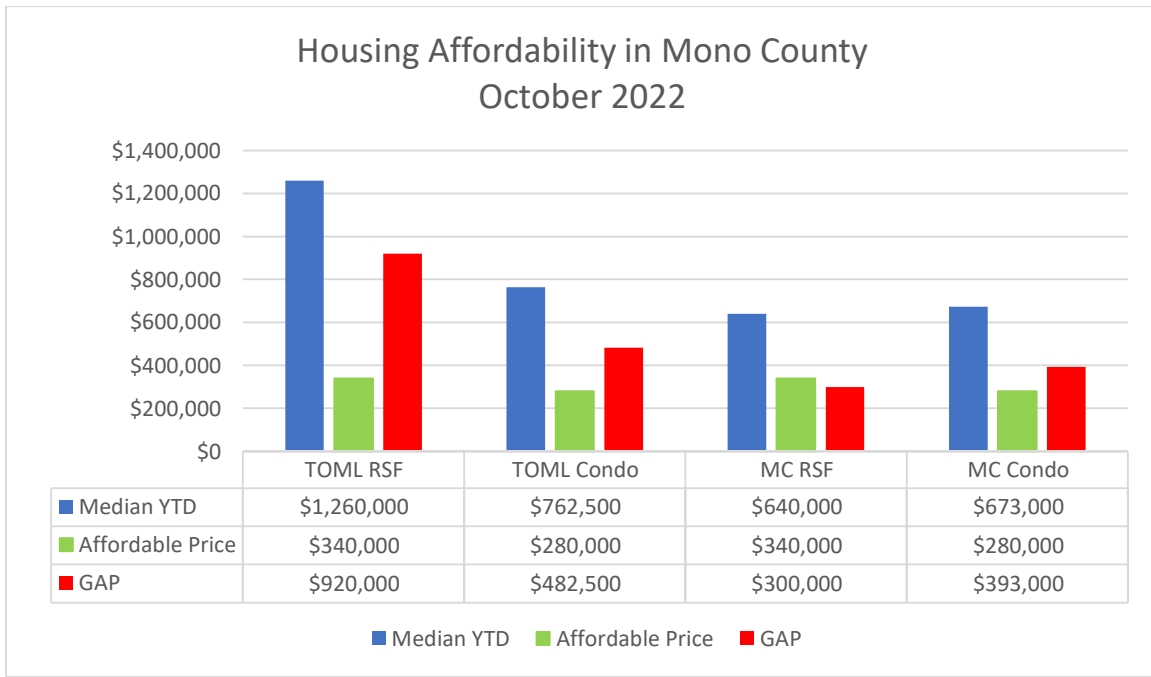
(2 applicants in process)				Expires February 2, 2023
MLH – Mono County + Town	CalHome	80%	\$50,000 in ReUse funds available	Set-up in process

MEDIAN HOME PRICES



\*MC RSF numbers do not include manufactured homes. If included, it drops the median price YTD.

% INCREASE OVER 2021			
MC Condo up	35%	Town Condo up	25%
MC RSF up	11%	Town RSF up	6%



\*Assumptions: 6.8% interest, \$400 personal debt, \$500 HOA, 5% down (with PMI);  
120% AMI household of 4

Other Grants

1. Access Apartments
  - a. HOME - \$3.4M
  - b. CDBG - \$3M
  - c. Whole Person Care – Mono County
  - d. Working through financial closing
    - i. We need an updated appraisal and updated cost estimates
  
2. Project Homekey
  - a. \$4.56M AWARDED
  - b. Standard Agreement revision
  - c. 100% plans received
  - d. GC chosen
  - e. Value Engineering and Building Permit Plan Check process
  - f. GAP = ~\$1M
    - i. Alterra Grant Request \$200,000
    - ii. Continuum of Care Request ~\$300,000
  - g. See attached Project Overview
  
3. CalHome – Submitted November 2021
  - a. OVER-SUBSCRIBED BY \$67M

- b. Applied for Mortgage Assistance and Rehab (including ADU Loans)
- c. Mono County, \$981,000; AWARDED
- d. ED needs to execute the Standard Agreement and work with staff to get the program set-up

#### Work Items Completed

- Mono County Housing Navigator hired!

#### Work Items Currently Ongoing

- **Projects (Innsbruck and Access)**
- **Fundraising for 238 SMR: \$67,712**
  - Coffee sleeve co-lab with Stellar Brew and MLT LAUNCHED
- 20<sup>th</sup> Anniversary Rebranding/Marketing
  - Board renaming workshop
  - Marketing Committee review logo designs
- Mono County Social Services TA on service coordination
- Real Estate Acquisitions (various states of completion):
  - Valley Apartments
    - Escrow is open
    - PRP application in process
    - Now move to negotiations with HCD on loan terms
  - Birch Creek Condo
    - Escrow closed June
    - Operating Reserve \$30,000 from CESH funds – pending
    - Replacement Reserve for rehab \$30,000 – received
    - Heater replacement in process
    - Windows?
  - Glass Mountain
    - Pending LOI with IMACA
  - Silver Peaks
    - Partnership Agreement finalized
    - Waiting on MHP award announcement
    - Next HOME Round, Visionary would like MLH to apply under their CHDO set-aside
- CHDO renewal in progress
- Coordinated Entry training, and entering homeless clients
- Hiring 2 full-time positions – Housing Navigators – interviews, etc.
- Home Keeper Database data entry
- Coordination on MLH/Town Joint Meeting 10/5

#### Upcoming Work Program Items

- Broker's License = 9 courses, 45 hours each
  - 4 courses completed

Upcoming Agenda Items

- 2022 Impact Statement
- Strategic Investments for Developer Fees
- Advocacy goals for MLH and individual Board members
- Home Keeper Deed Restriction Database Software presentation

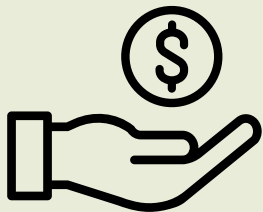




# Innsbruck Lodge Workforce Housing

FUNDS SECURED

**\$6,155,000**



FUNDS NEEDED

**\$7,297,494**



MLH purchased this 1960's lodge in Mammoth Lakes through a CA Homekey grant in the amount of \$4.56M. The nonprofit will rehabilitate the project into 15 studio apartments with private baths and kitchenettes, 1 manager's unit, common area laundry room and storage locker room.





# Project Details

**TOTAL FUNDING GAP**  
**\$1,142,494**



PROJECT BUDGET	
<p><b>DEVELOPMENT BUDGET</b></p> <p>Acquisition: 3,503,887            Rehab: \$2,728,973            A&amp;E + Soft Costs: \$794,634            Operating Reserve: \$150,000            Contingency: \$120,000</p> <p><b>TOTAL DEVELOPMENT COST</b>  <b>\$7,297,494</b></p>	<p><b>AWARDED BUDGET</b></p> <p>CA Project Homekey: \$4,560,000            Town of Mammoth Lakes: \$1,000,000            Mono County: \$550,000            Continuum of Care: \$45,000</p> <p><b>TOTAL AWARDED</b>  <b>\$6,155,000</b></p>

PENDING FUNDING REQUESTS

Alterra Co. Comm. Foundation  
\$200,000

Continuum of Care  
\$267,089

**REMAINING GAP**  
**\$675,405**

**July 2023**  
Expected Occupancy Date

**16-32**  
# of potential residents

**55**  
Years of Affordability

**80%**  
Area Median Income Income Limit  
1 ppl - \$45,300

**\$23**  
Cost per day to house one household at this project

**153**  
# of households waiting for affordable housing

**MAMMOTH IS A COMMUNITY SUPPORTED BY ITS PEOPLE**

**IT'S OUR JOB TO SUPPORT THEM BACK.**



*Mammoth Lakes Housing, Inc.  
supports workforce housing  
for a viable economy and  
sustainable community.*

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**STAFF REPORT**

Subject: Committee Reports

Presented by: Various Committee Members

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<b>CURRENT COMMITTEE APPOINTMENTS</b>	
<b>Governance</b> Kirk Stapp Jennifer Kreitz Agnes Vianzon	<b>Diversity, Equity, &amp; Inclusion</b>
<b>Programs &amp; Housing Development</b> Tom Hodges Jennifer Kreitz Brian D'Andrea	<b>Marketing &amp; Communications</b> Tony Perkins Agnes Vianzon Lindsay Barksdale
<b>Chamber Steering Committee</b> Tom Hodges	<b>Board Nominations Committee</b> <i>disbanded</i>
<b>ED Evaluation Committee</b> Brian D'Andrea Sarah Nuttall Tony Perkins	<b>Fundraising for Access Apartments</b> Heidi Steenstra Lindsay Barksdale Jennifer Kreitz Brian D'Andrea Michelle Weltig



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Subject:

**Board Member Reports**

This is the time set aside during the meeting for reports from individual members of the Board of Directors

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## **CLOSED SESSION**

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