



EASTERN SIERRA  
**COMMUNITY HOUSING**

FORMERLY



MAMMOTH LAKES HOUSING, INC.

**Eastern Sierra Community Housing Board**  
**Regular Meeting Minutes**

**May 6, 2024, 6:00 p.m.**  
**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

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

Members Absent: Treasurer Sarah Nuttall, Board Member Heidi Steenstra

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1. **Call to Order**

President Tom Hodges called the meeting to order at 6:02 p.m.

2. **Public Comments**

There were no comments given at this time.

### 3. **Consent Agenda**

Moved by Board Member Amanda Rice  
Seconded by Board Member Kirk Stapp

Approve the Consent Agenda.

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

Abstain (1): Board Member Tony Perkins

Absent (2): Treasurer Sarah Nuttall, and Board Member Heidi Steenstra

Carried (6 to 0)

#### 3.1 **Approval of the Minutes from the March 27, 2024 Regular Rescheduled Board Meeting**

### 4. **Policy Matters**

#### 4.1 **The Board will receive and review 2023 Annual Report**

Executive Director Patricia Robertson outlined the information in the 2023 Annual Report.

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

#### 4.2 **The Board will receive updates on current construction projects: Innsbruck Lodge and Access Apartments**

Program and Project Associate Erik Guzman-Rangel and Executive Director Patricia Robertson outlined the information in the Innsbruck Lodge and Access Apartments presentations.

There was discussion between staff and members of the Board.

#### 4.3 **The Board will consider adoption of Resolution 2024-05 authorizing the execution of all documents and agreements in regard to the financial closing, transfer of ownership, and construction initiation of Access apartments located at 238 Sierra Manor Road, Mammoth Lakes, CA**

Executive Director Patricia Robertson outlined the information in the Access Apartments: Sources and Uses document and the Resolution 2024-05 authorizing the execution of all documents and agreements in

regard to the financial closing, transfer of ownership, and construction initiation of Access Apartments located at 238 Sierra Manor Road, Mammoth Lakes, CA.

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

Moved by Board Member Jennifer Kreitz  
Seconded by Board Member Amanda Rice

Adopt Resolution 2024-05 authorizing the execution of all documents and agreements in regard to the financial closing, transfer of ownership, and construction initiation of Access apartments located at 238 Sierra Manor Road, Mammoth Lakes, CA.

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

Absent (2): Treasurer Sarah Nuttall, and Board Member Heidi Steenstra

Carried (7 to 0)

#### **4.4 Discussion and possible approval of the Fiscal Year ending June 30, 2023 draft audited financial statements**

Executive Director Patricia Robertson outlined the information in the Fiscal Year ending June 30, 2023 draft audited financial statements.

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

Moved by Board Member Jennifer Kreitz  
Seconded by Vice President Lindsay Barksdale

Accept the audit ending June 30, 2023 for Mammoth Lakes Housing.

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

Absent (2): Treasurer Sarah Nuttall, and Board Member Heidi Steenstra

Carried (7 to 0)

**4.5 Review and possibly approve the Mammoth Lakes Housing Draft 2024/2025 Fiscal Year Budget**

Executive Director Patricia Robertson outlined the information in the Mammoth Lakes Housing Draft 2024/2025 Fiscal Year Budget. Ms. Robertson said that she would bring an updated draft to the June meeting.

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

**4.6 MLH Program Update**

Housing Navigators Isaura Ocampos and Olya Egorov, and Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between staff and members of the Board.

**5. Committee Reports**

President Tom Hodges reported that he and Board Member Amanda Rice attended the first meeting of the Mono County Partnership Discovery Committee. President Hodges said concerns were raised over the loss of housing for locals in some areas of the County as a result of homeowners retiring and selling their homes which were then purchased by second homeowners. He said that they would consider creation of a housing trust and would hold a second meeting later in the month to discuss the current housing inventory.

Housing Navigator Olya Egorov invited the members of the Board to join the Community Housing conversations facilitated by the Mono Basin Housing Workforce Group which would be held on May 22nd and May 28th in Lee Vining and June Lake respectively.

Executive Director Patricia Robertson reported that staff would attend these meetings to give an update on what they had been working on and to provide them with the annual report and marketing materials.

There was discussion between members of the Board and staff.

**6. Board Member Reports**

Board Member Amanda Rice reported that occupancy of the first fifteen units of The Parcel had been postponed to the beginning of June due to Pacific West being in the midst of a refinance, and said that the following sixty-five units should be available in July. Ms. Rice said that there was a discussion at the last Town Council meeting about Placemates with regard to subsidizing rent for middle income earners and said that the Town would consider investing \$400K in the program, \$300K of which would go to subsidize rent for residents with Area

Median Income (AMI) between 80-150%. She said that she was shocked to see that it would cost \$100k to give away \$300K and wondered if ESCH could provide those services.

Board Member Jennifer Kreitz said that she would like to see the \$100K stay local. Ms. Kreitz reported that there was a joint meeting between the Town of Mammoth Lakes Town Council and the Mono County Board of Supervisors scheduled to be held on May 21st at 4:00 p.m. which would include items about the Regional Needs Assessment and Van Life Safe Parking. She said it may make sense to wait until The Sawyer opened and the eighty one new units were filled before doing a needs assessment and/or starting a rental subsidy program. She said that the Mono County Housing Ad Hoc Committee continued to meet to discuss regional housing issues and had received a Request For Proposals (RFP) to do an updated needs assessment by community in the unincorporated areas of Mono County.

There was discussion among members of the Board.

## 7. **Closed Session**

Board Member Amanda Rice recused herself due to her property ownership at Nordica and left the meeting at 7:31 p.m.

The Board went into recess at 7:31 p.m.

### 7.1 **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 035026005000**

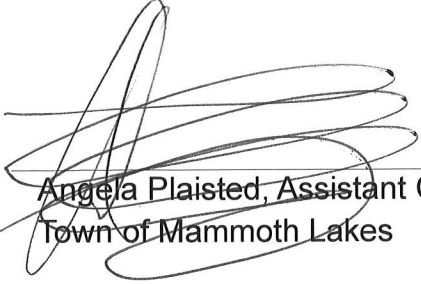
**Property: 65 Mountain Boulevard, Nordica #5, Mammoth Lakes, CA 93546**  
**Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Cayla Margulies (Owner) Under Negotiation:**  
**Terms of sale**

The Board entered closed session at 7:41 p.m.

The Board returned from closed session at 8:05 p.m. and announced that there was no reportable action taken.

**8. Adjourn**

The meeting was adjourned at 8:06 p.m.



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Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

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Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.