



EASTERN SIERRA COMMUNITY HOUSING

FORMERLY



MAMMOTH LAKES HOUSING, INC.

Eastern Sierra Community Housing Board Agenda

Monday, October 7, 2024, 6:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Board

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

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

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may attend this meeting in person, or watch it 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. Public comments may be submitted to the Executive Director at patricia@eschousing.org or clerk@townofmammothlakes.ca.gov or they may be made via Zoom or in person in Suite Z.

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

1. Call to Order

Regular meeting of the public benefit corporation, 501(c)3, Eastern Sierra Community Housing, Inc. whose mission is to support affordable housing for a viable economy and sustainable community.

**Board Member Brian D'Andrea will attend this meeting remotely from the following address:
1000 Corporate Pointe, Suite 200 Culver City, CA 90230**

2. Public Comments

This is the established time for any member of the public wishing to address the Eastern Sierra Community Housing 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 President for the opportunity to be heard when the item comes up for consideration. Public comments may be submitted to the Executive Director at patricia@eschousing.org or clerk@townofmammothlakes.ca.gov before or during the meeting, may be made in person in Suite Z or by "Raising your hand" in Zoom.

3. Consent Agenda

3.1 Approval of the Minutes from the August 5, 2024 Regular Board Meeting

4. Policy Matters

4.1 The Board will review and possibly approve the Grant Agreement for Whole Person Care Funds from Mono County for the Innsbruck Lodge

4.2 The Board will review and possibly approve the revisions to Policy 804: Furniture and Equipment Capitalization

4.3 The Board will review and possibly approve the revisions to Policy 807: Employee Bonuses

4.4 Consider adoption of Mammoth Lakes Housing, Inc. Resolution 24-06, A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC. APPROVING THE CREATION OF THE FOLLOWING AD-HOC COMMITTEE:

Annual Performance Evaluation of the Executive Director to also serve as the Board's designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6

4.5 The Board will appoint Board Members to the ad-hoc committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6

4.6 Consider adoption of Resolution 2024-07, Approving the Creation of the Following Ad-hoc Committee: Town of Mammoth Lakes Contract Negotiations Committee

4.7 Appoint Board Members to serve on the Town of Mammoth Lakes Contract Negotiations Committee formed in Resolution 2024-07

- 4.8 The Board will review and consider support of Proposition 5, which will be on the November 2024 ballot
- 4.9 The Board will review and consider support of Proposition 33, which will be on the November 2024 ballot
- 4.10 The Board will receive updates on current construction projects: Innsbruck Lodge and Access Apartments
- 4.11 MLH Programs Update
5. Committee Reports
6. Board Member Reports
7. Closed Session
 - 7.1 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.
 - 7.2 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 will be taken.
8. Adjourn



EASTERN SIERRA
COMMUNITY HOUSING

FORMERLY



Eastern Sierra Community Housing Board
Regular Meeting Minutes

August 5, 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

1. Call to Order

President Tom Hodges called the meeting to order at 6:01 p.m. in the Council Chamber at 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Board Member Amanda Rice reported that she would attend the meeting remotely under the Just Cause provisions of Assembly Bill (AB) 2449 due to childcare needs.

2. Public Comments

Board Member Jennifer Kreitz said that she noticed Board Member Heidi Steenstra had not attended a Board meeting for several months and said that she thought there were other members in the community who would be interested in serving on the Board. Ms. Kreitz said that she thought the bylaws limited the number of absences a member of the Board was allowed before they would lose their seat on the Board, and asked Executive Director Patricia Robertson to look into it.

3. Consent Agenda

Moved by Board Member Kirk Stapp
Seconded by Board Member Jennifer Kreitz

Approve the Consent Agenda.

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)

3.1 Approval of the Minutes from the July 1, 2024 Regular Board Meeting.

4. Policy Matters

4.1 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 Apartments and Access Apartments presentations.

There was discussion between staff and members of the Board.

4.2 MLH Programs Update.

Housing Navigator Isaura Ocampo and Executive Director Patricia Robertson outlined the information in the staff report.

Mrs. Robertson said that Program and Project Associate Erik Guzman-Rangel had been working on grant reporting, provided an update on their contract with the City of Bishop, discussed end of fiscal year activities, reported that they were testing having the office closed to the public on Mondays to allow staff to get more done without interruptions, and asked the Board if they would like to cancel the September meeting since it fell on a holiday.

There was discussion between staff and members of the Board.

CONSENSUS: There was consensus from the Board to cancel the September meeting.

5. Committee Reports

Board Member Jennifer Kreitz reported on behalf of the Development Committee that the Valley Apartments program should be approved by the State upon receipt of a few updated documents from staff.

Treasurer Lindsay Barksdale said that the Performance Review Committee had an agenda item for closed session to discuss streamlining the performance review process in the future.

Board Member Kreitz reported that there could not be a policy item in closed session related to the performance review process, the closed session could only be for the Executive Director's Performance Review as stated in the agenda

President Tom Hodges reported that the Mono County Partnership Discovery Committee had met recently to discuss housing opportunities in northern Mono County. President Hodges reported that the Committee was interested in pursuing the housing trust model, in particular the Bridge Program, and said that there may be funding available from the County to assist with that. He said the Committee wanted to bring a recommendation to the ESCH Board with regard to moving forward with their needs. He also said that there were Forest Service Administrative sites in the region that could potentially be used for workforce housing per statements made by the Forest Service on a national policy level.

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

6. Board Member Reports

Treasurer Lindsay Barksdale reported that she had met with Greg Garfield regarding the credit card processing program that had been previously presented

to the Board and said that she would like to contact members of the Board individually about them reaching out to local businesses to see if they could utilize this program. Ms. Barksdale said that use of this program would generate donations to local non-profit organizations.

Board Member Jennifer Kreitz attended a listening session for the Eastern Sierra today with the State's Housing and Community Development (HCD) Department regarding the State's five year consolidated plan. Ms. Kreitz announced that Mono County would have a Transient Occupancy Tax (TOT) increase on the ballot in November, which would raise the current tax from 12 to 15% if passed.

President Tom Hodges announced that beginning at noon on Wednesday at The Parcel, there would be a Ribbon Cutting Ceremony for Phase 1 and Groundbreaking Ceremony for Phase 2.

Board Member Amanda Rice reported that the Mammoth Lakes Police Department would provide lunch for attendees at The Parcel event on Wednesday and said that there would be vendor booths at the event, tours of the property, and announced that the new playground would open. She reported that the Town would have a 2% TOT tax increase measure on the ballot in November.

There was discussion among members of the Board.

7. **CLOSED SESSION**

The Board went into recess at 6:56 p.m.

The Board reconvened in Closed Session at 7:04 p.m.

The Board returned from Closed Session at 7:28 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 direction and/or action - APN 035-173-010-000**

Property: 449 Sierra Manor Road, #10, Mammoth Lakes, CA 93546

Negotiating Parties: Patricia Robertson representing Sierra Housing Advocates, LLC (prospective buyer); Good Family Trust 3-28-00 (Owner) Under Negotiation: Terms of sale

Executive Director Patricia Roberson reported that during Closed Session it was moved by Board Member Jennifer Kreitz, and seconded by Treasurer Lindsay Barksdale, with Board Members Sarah Nuttall and Heidi Steenstra absent, and carried by a unanimous vote to approve the

purchase of the property located at 449 Sierra Manor Road #10, Mammoth Lakes, CA 93546, for \$550,000 and sell it through the Bridge Program.

7.2 Pursuant to Government Code Section 54957, the Board will hold a closed session to consider evaluation of performance of an employee, title: Executive Director.

Executive Director Patricia Robertson said that there was no reportable action on this item.

8. Adjourn

The meeting was adjourned at 7:30 p.m.

Angela Plaisted, Assistant Clerk
Town of Mammoth Lakes

Patricia Robertson, Secretary
Mammoth Lakes Housing, Inc.



EASTERN SIERRA
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for a viable economy and
sustainable community.*

STAFF REPORT

Subject: The Board will review and possibly approve the Grant Agreement for Whole Person Care Funds from Mono County for the Innsbruck Lodge

Presented by: Patricia Robertson, Executive Director

The 2019-20 State budget included a one-time augmentation of \$20 million for counties that were not currently participating in the Whole Person Care program.

In November 2019, Mono County Social Services submitted a letter of interest and in January 2020, the Board of Supervisors approved the allocation through Resolution 20-05.

The intent of these flexible funds is to provide target populations with a range of comprehensive services and supports to address unmet needs and improve the quality and outcomes of high-risk populations.

The County proposed to use a percentage of the funding towards the construction of permanent housing. The current proposal is to use these funds towards the Innsbruck Lodge.

The Board of Supervisors will review and consider approval of the Grant Agreement on October 8, 2024.

The deadline to expend the funds is June 2025.

ATTACHMENTS:

1. Mono County Grant Application
2. MLH Letter of Support
3. Mono County Resolution 20-05
4. Grant Agreement



Jennifer Kreitz ~ District One Fred Stump ~ District Two Bob Gardner ~ District Three
John Peters ~ District Four Stacy Corless ~ District Five

BOARD OF SUPERVISORS COUNTY OF MONO

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5533 • FAX (760) 932-5531
Shannon Kendall, Clerk of the Board

Letter of Interest

One-Time Funds for Whole Person Care Pilots

The County of Mono (County) hereby submits a Letter of Interest for the purpose of applying for Whole Person Care (WPC) Pilot Funds. The Mono County Department of Social Services will serve as the administrative entity for the pilot. We are requesting the full amount of funds allocated for Mono County, \$448,633.99, to provide housing services and supports, and build community housing coordination capacity for the time period of April 2020 to June 2025.

Proposed Activities

The County intends to use the WPC funds to strengthen the continuum of housing services and supports, from immediate supports to permanent, affordable housing, using several different strategies. Mono County's target population will include individuals and families who are homeless or at risk of homelessness. As required, all planned housing activities will meet "Housing First" principles, as defined in California Welfare and Institutions Code Sections 8255-8256.

Specifically, funds will:

1. Provide short and long-term housing supports and homeless prevention, such as rental subsidies, for individuals and families. The goal will be to ensure adequate housing is maintained for individuals and families. We anticipate dedicating approximately 33% of our WPC allocation to this strategy.
2. Be used for capital investment for affordable housing projects, especially where such an investment will help to leverage additional funds. We anticipate dedicating approximately 33% of our WPC allocation to this strategy.
3. Leverage creation of a Community Housing Program Manager to be housed within the County. Currently, the County lacks a staff person dedicated to the overall coordination, development, and prioritization of County-related, community housing programs and homelessness initiatives. Without such leadership, the county's efforts across multiple departments (e.g. Behavioral Health, Community Development, Social Services, Public Health) and via community partnerships (Continuum of Care, Mammoth Lakes Housing) to address homelessness and housing needs of our vulnerable populations will remain fragmented. A portion of the WPC funds will be used to support the creation and funding of such a position. We anticipate dedicating approximately 33% of our WPC allocation to this strategy.

Leveraged Funds

For our capital investments, we anticipate partnering with not-for-profit partners such as Mammoth Lakes Housing to leverage the development of permanent, affordable housing development(s) in the town of Mammoth Lakes.

Partners

- Mammoth Lakes Housing: The private, not for profit, organization has made significant progress toward mitigating the affordable housing problem that exists in the community. Since inception, the organization has turned its initial start-up funds of \$210,000, into nearly \$45 million in grants, bonds, and tax credits for workforce housing and directly created 130 rental and ownership homes within the Town of Mammoth Lakes.

The County anticipates partnering with Mammoth Lakes Housing to assist with administering housing supports funded under this pilot.

- The Eastern Sierra Continuum of Care is a coalition of service providers in Alpine, Inyo and Mono Counties dedicated to ending the cycle of homelessness. COC stakeholders provide street outreach, emergency shelter, transitional housing, permanent supportive housing, rapid rehousing and other types of assistance to individuals and families experiencing homelessness.
- IMACA: Inyo Mono Advocate for Community Action, a non-profit Community Action Agency serving Inyo and Mono Counties. The Mission of IMACA is to support, educate, empower, and advocate for vulnerable populations in our community. The Agency administers Head Start, Child Care, Weatherization, Energy Assistance, Food Pantry and Distribution, Affordable Housing and Homeless Assistance Programs.

The County anticipates partnering with the Eastern Sierra Continuum of Care and IMACA to inform the prioritization of housing services and supports funded under this pilot.

Timeline: It is our intention to provide these housing and homeless prevention supports through the allowable term of June 2025, or until the funding is exhausted, whichever comes first.

Additional Funds Request

We are requesting the full allocation for the County (\$448,633.99). If *additional* WPC funds are available, we'd like an additional \$150,000 to support our capital investment strategy of developing permanent, affordable housing in Mammoth Lakes.



Stephen H. Barwick
Chief Administrative Officer
County of Mono

12-9-19

Date



MAMMOTH LAKES HOUSING, INC.

Steve Barwick
Chief Administrative Officer
County of Mono
PO Box 696
Bridgeport, California 93517

November 25, 2019

RE: Letter of Support for Mono County One-Time Funds for Whole Person Care Pilots

Dear Mr. Barwick:

I am writing to express my support for Mono County's application for One-Time Only Whole Person Care (WPC) Pilot Funds. With this application, Mono County proposes to use the funds to strengthen the continuum of housing services and supports for Mono County, from immediate supports to permanent, affordable housing.

As the Executive Director of Mammoth Lakes Housing, Inc., I understand the need to fill the gaps in our continuum of supports for residents who are homeless or at-risk of being homeless. The three-year apartment vacancy rate in our community is less than 1% and market rents far exceed the affordability standard of 30% monthly gross income for many of our neighbors employed in the recreation and tourism industries. We currently administer first-time home buyer and rehabilitation loan programs, deed restriction stewardship for below market rate homes, and recently acquired a commercial property with the intention to convert it to eleven one-bedroom apartments (occupancy estimated by Fall 2021). Strategies described in the County's WPC application will only serve to strengthen our capacity to coordinate services for the most vulnerable citizens in Mono County.

I enthusiastically support the County's application for these funds and look forward to working with county staff to implement the strategies outlined in the pilot program proposal.

Please do not hesitate to contact me if I can provide further information or support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patricia Ann Robertson', is written over a light blue horizontal line.

Patricia Ann Robertson
Executive Director

Mammoth Lakes Housing, Inc. is a private, not for profit, organization serving Inyo, Mono, and Alpine counties. Our vision is that Communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing. Since inception, our organization has turned its initial start-up funds of \$210,000, into nearly \$45 million in grants, bonds, and tax credits for affordable housing and directly created 130 rental and ownership homes within the Town of Mammoth Lakes.



RESOLUTION NO. R20-05

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE COUNTY TO PARTICIPATE IN THE WHOLE PERSON CARE
PILOT FUNDING OPPORTUNITY AVAILABLE AS A RESULT OF A ONE-TIME
AUGMENTATION OF FUNDS IN THE GOVERNOR'S 2019-20 BUDGET FOR COUNTIES
TO INITIATE FUTURE WHOLE PERSON CARE PILOTS**

WHEREAS, California's Governor Gavin C. Newsom and the California Legislature have recognized the critical role Whole Person Care Pilot programs play in providing a range of comprehensive services and supports to address unmet needs and improve the outcomes of high-risk populations;

WHEREAS, the 2019-20 Governor's Budget encourages additional counties to initiate Whole Person Care-like Pilot capacity with a one-time funding allocation of \$20 million and multi-year spending authority through June 30, 2025;

WHEREAS, the County of Mono Board of Supervisors designates the Department of Social Services as the single point of contact to the California Department of Health Care Services for the Whole Person Care-like Pilot program allocation;

WHEREAS, the County of Mono affirms the county's commitment to initiate a Whole Person Care-like Pilot program aimed at combatting homelessness and improving housing options for residents who are homeless or at risk of homelessness in our communities, and to increasing overall coordination, development, and prioritization of County-related, community housing programs and homelessness initiatives;

WHEREAS, The Governor and Legislature require Whole Person Care Pilot programs to comply with all Housing First principles as defined in California Welfare and Institutions Code §8255-8256;

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1 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY OF MONO,**
2 **CALIFORNIA,** to authorize the County's participation in the Whole Person Care-like Pilot program
3 in Fiscal Year 2019-20.

4 **PASSED, APPROVED and ADOPTED** this 7th day of January, 2020, by the following vote,
5 to wit:

6 **AYES:** Supervisors Corless, Gardner, Kreitz, Peters, and Stump.

7 **NOES:** None.

8 **ABSENT:** None.


9 **ABSTAIN:** None.

10
11 
12 Stacy Corless, Chair
Mono County Board of Supervisors

13 **ATTEST:**

14 **APPROVED AS TO FORM:**

15 
16 Clerk of the Board

17 
18 County Counsel

GRANT AGREEMENT

This Grant Agreement (this “Agreement”) is entered as of ____, 2024, between the County of Mono, (“County”) a political subdivision of the State of California, and Eastern Sierra Community Housing, Inc., (ESCH) a California nonprofit public benefit corporation, with respect to the following facts:

PARTIES: This Agreement between ESCH, with primary place of business at 587 Old Mammoth Road, Suite #4, P.O. Box 260, Mammoth Lakes, CA 93546 and the County, 74 N. School Street, P.O. Box 696, Bridgeport, CA 93517 for the provision of financial support for the Innsbruck Lodge project located at 913 Forest Trail, Mammoth Lakes, CA 93546. The County and ESCH shall be referred individually as “the Party” or collectively as “the Parties.”

RECITALS

WHEREAS, the County supports the creation of additional affordable housing units within the County; and

WHEREAS, ESCH acquired the property located at 913 Forest Trail, Mammoth Lakes, CA 93546 for the purpose of rehabilitating the property into fifteen (15) affordable housing units and one (1) manager’s unit, referred to as the Innsbruck Lodge project (“Project”); and

WHEREAS, funding for the Project includes Federal and State grants secured by ESCH and the Town of Mammoth Lakes, a commitment of funds from the Town of Mammoth Lakes and the County, other grants and donations, and use of ESCH resources; and

WHEREAS, as of June 2024, there is an anticipated budget shortfall of approximately \$600,000, which is to be made up by ESCH willing to forego a portion of the reimbursement for prior expenses such as predevelopment professional services (i.e., construction drawings, NEPA/CEQA environmental review, etc.); and

WHEREAS, to meet cashflow requirements, the County is committed to providing these funds to reduce the impacts of the project budget deficits; and

WHEREAS, the County recognizes the risk and the potential for substantial unknown costs that are inherent in rehabilitation projects such as the proposed Project that involve the conversion of existing commercial structures into residential housing units; and

WHEREAS, the provision of additional affordable units meets the County’s Strategic Plan Focus Areas of 1) A Thriving Economy, 2) Safe and Health Communities, and 3) Workforce and Operational Excellence.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

FUNDING: The Board of Supervisors has authorized \$149,000 of Mono County's Allocation of Whole Person Care Grant funding be provided as a grant to support the Project located at 913 Forest Trail, Mammoth Lakes, CA 93546. The Board of Supervisors has further authorized County Administrative Officer to execute all necessary documents to effectuate the grant and intends this instrument to reflect the terms of the grant.

PURPOSE OF FUNDING: The County is providing funding to ESCH to support the creation of up to 15 units of affordable housing. The funding will be provided for the following purposes:

- Construction of up to 15 affordable housing units with income levels ranging from very low to low income levels.
- Provide cash flow needs through the construction project and capital expenses.
- The County grant funds are not intended to be used by ESCH for the reimbursement of previously expended ESCH funds related to property acquisition, predevelopment design costs (i.e., construction drawings environmental review, etc.), ongoing maintenance and property management, and/or carrying costs (i.e., insurance, snow removal, etc.).

TERM: The funding provided for in this Agreement will be provided within sixty (60) days of the issuance of building permits for the Project, or within sixty (60) days of approval of this contract, whichever is later.

INDEMNIFICATION: ESCH, and any respective successors and assigns, shall indemnify, defend, and hold the County, its elected and appointed officials, employees, agents, successors, and assigns, free and harmless of any and all claims, liability, loss, damage, or expenses resulting from performance by ESCH, or any contractor, of the work funded in whole or part by the County.

PUBLIC BENEFIT: The County supports the expansion in the number of affordable community housing units available for the regional workforce. The provision of additional affordable units meets the County's Strategic Plan.

LAWS & REGULATIONS; EMPLOYEE/LABOR CERTIFICATIONS: ESCH shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules and regulations in any manner affecting the work performed or contracted for related to the Project as provided for herein. ESCH shall indemnify the County against any alleged violations of this paragraph, including, but not limited to, any fines or penalties imposed by any governmental agency.

GOVERNING LAW; VENUE; GOVERNMENT CODE CLAIM COMPLIANCE; ATTORNEY'S FEES: This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in Mono County, California. In addition to any and all

contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, ESCH must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the County. Such Government Code claims, and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by ESCH. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, ESCH shall be barred from bringing and maintaining a valid lawsuit against the County. If either Party commences an action against the other Party, either legal, administrative, or otherwise, arising out of or in connection with this Agreement, the prevailing Party shall be entitled to recover all reasonable fees and costs incurred, including reasonable attorneys' fees, as determined by the court.

ASSIGNMENT; AMENDMENT: This Agreement may not be modified or altered except in writing signed by both Parties.

ENTIRE AGREEMENT; CONSTRUCTION & CAPTIONS: This is an integrated Agreement representing the entire understanding of the Parties as to those matters contained herein and supersedes and cancels any prior oral or written understanding or representations with respect to matters covered hereunder. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. The captions of the various paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

EXECUTION: The individuals executing this Agreement represent and warrant their authority to bind their respective parties. This Agreement may be executed in counterparts, each of which shall be deemed an original. This Agreement may be signed electronically, and a facsimile or electronically stored copy of this Agreement shall be treated as an original.

[signatures on following page]

MONO COUNTY

Approved by:

SANDRA MOBERLY
COUNTY ADMINISTRATIVE OFFICER

EASTERN SIERRA COMMUNITY HOUSING

Reviewed and Approved by:

Name: PATRICIA ANN ROBERTSON
Title:

APPROVED AS TO FORM

NAME: CHRISTOPHER BECK
TITLE: COUNTY COUNSEL



EASTERN SIERRA
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STAFF REPORT

Subject: The Board will review and possibly approve the revisions to policy 804: Furniture and Equipment Capitalization

Presented by: Patricia Robertson, Executive Director

Our accounting firm, Torrey Pines, has provided updated guidance on the capitalization of expenses in the MLH Operating Budget.

They have suggested increasing our limit from \$1,000 to \$5,000.

ATTACHMENTS:

1. IRS Guidance
2. Proposed policy changes

IRS Increases *De Minimis* Capitalization Threshold under IRS Tangible Property Regulations

The IRS Tangible Property Regulations that went into effect in 2014 permit taxpayers to make an annual *de minimis* safe harbor election. The election allowed (i) taxpayers with an applicable financial statement (for dealers this is typically an audit) to deduct those items that they also deduct for financial reporting purposes pursuant to a book accounting policy up to \$5,000 per item or invoice, and (ii) taxpayers without an applicable financial statement to deduct for financial reporting purposes pursuant to a book accounting policy up to \$500 per item or invoice.

The IRS announced in [Notice 2015-82](#) that it has increased the *de minimis* capitalization safe harbor threshold from \$500 to \$2,500 for taxpayers without applicable financial statements effective for costs incurred in tax years beginning on or after January 1, 2016. However the IRS has indicated that they will not raise the issue on examination for taxable years beginning before January 1, 2016 for items up to \$2,500. The *de minimis* capitalization safe harbor threshold remains at \$5,000 for taxpayers with applicable financial statements.

This means that dealers have an opportunity to expense for tax purposes most fixed asset purchases up to \$2,500 (or \$5,000 with audited financial statements) dependent on the same amount being deducted for book purposes. These costs would otherwise be capitalized and subject to depreciation. Dealers may set a policy of a lesser amount that fits their business needs and still rely on the safe harbor up to the amount of their policy.

Prepared for NADA by Joe Magyar, Crowe Horwath LLP

804 Furniture and Equipment Capitalization

The purpose of this policy is to facilitate the proper accounting for capital assets. The purchase of equipment and furniture is recorded in a specific set of accounts if the purchase qualifies as a capital asset.

It is MLH policy to capitalize all equipment, either moveable or fixed, with a unit acquisition cost of ~~\$5,000~~^{\$1,000} or greater and a useful life of two years or more. Acquisition value includes the cost of the equipment and any associated costs incurred to make the equipment usable for the purpose for which it was intended, including installation costs. Examples include computer equipment and furniture.

Effective Date: July 12, 2006
Revision Date: October 7, 2024



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STAFF REPORT

Subject: The Board will review and possibly approve the revisions to policy 807: Employee Bonuses

Presented by: Patricia Robertson, Executive Director
Ad-hoc Evaluation Committee members: Sarah Nuttall, Brian D'Andrea, Lindsay Barksdale

The ad-hoc Executive Director Evaluation Committee has been working towards revising the evaluation process to be more streamlined in the future. Part of this process was to review the Employee Bonus Policy.

They have suggested the attached changes.

ATTACHMENT:

1. Proposed policy changes

Mammoth Lakes Housing, Inc

Policies & Procedures

807 Employee Bonuses

Purpose: The Executive Director of Mammoth Lakes Housing, Inc. (“MLH”), a non-profit 501(c)(3) corporation, is the principal representative of MLH, and the person responsible for the efficient operation of the nonprofit organization. Therefore, it is the desire of MLH to provide a fair yet reasonable and not excessive compensation for the Executive Director (and any other highly compensated employees as defined and regulated by the Internal Revenue Service).

The Executive Director shall evaluate ~~non-highly~~all compensated employees in accordance with this policy. Furthermore, no bonuses shall be distributed by the Executive Director until after her or his annual review by the MLH Board. This allows the Board to determine, modify and/or eliminate bonuses, ~~should they see fit~~at their sole discretion, and for the Executive Director to be consistent across the organization.

The annual process for determining employee bonuses is as follows:

Pursuant to the goal setting and evaluation process, ~~T~~the MLH Board shall annually evaluate the Executive Director on his/her performance as ~~they it~~relates to his/her the organization's individual goals ~~and objectives~~, and ask for his/her input on matters of performance and compensation.

The Board will ensure that amounts paid under this policy plus all other forms of compensation are comparable for similar services by a similar enterprise – non-profit or for-profit – under similar circumstances.

There shall be an annual bonus cap ~~of 17%~~no more than 10% of the employees’ gross salaries and wages. This will allow MLH to determine in advance whether the employee’s total compensation is reasonable and will allow for budgeting.

Bonuses shall be based on the Executive Director’s (and any other highly compensated employees) accomplishments in meeting both the Executive Director’s individual’s goals along with MLH’s strategic goals and objectives in which the employee has a direct role in achieving.

Independence in Setting Compensation: The board of directors, who are volunteers and not compensated by MLH, will operate independently without undue influence from the Executive Director.

The Board may, at its sole discretion may cancel the bonus plan at any time if doing so is in the best interest of MLH.

Effective Date: June 22, 2016
Revision Date:

RESOLUTION No. 24-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC. APPROVING THE CREATION OF AN AD-HOC COMMITTEE: Annual Performance Evaluation of the Executive Director to also serve as the Board’s designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6

WHEREAS, Mammoth Lakes Housing, Inc. is a nonprofit public benefit corporation formed to provide affordable workforce housing in the Eastern Sierra Region of CA; and

WHEREAS, Mammoth Lakes Housing, Inc.(MLH) has a contract agreement with the Executive Director for employment to fulfill the organization’s mission to support workforce housing for a viable economy and sustainable community; and

WHEREAS, this employment contract requires annual evaluations of the Executive Director; and

WHEREAS, this employment contract expires in October 2024; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Mammoth Lakes Housing, Inc hereby creates an ad-hoc committee: Annual Performance Evaluation of the Executive Director to also serve as the Board’s designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6

PASSED AND ADOPTED this 7st day of October, 2023.

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Tom Hodges, President

ATTEST:

Patricia Robertson, Secretary



EASTERN SIERRA
**COMMUNITY
HOUSING**

*We support workforce housing
for a viable economy and
sustainable community.*

STAFF REPORT

Subject: The Board will appoint Board members to the ad-hoc committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6

Presented by: Patricia Robertson, Executive Director

BACKGROUND

The Board approved Resolution 24-06 establishing an ad-hoc committee to steward the Performance Evaluation of the Executive Director and Negotiate an employment contract renewal with the Executive Director.

RECOMMENDATION

The Board should appoint no more than four Board members to the committee.

RESOLUTION No. 24-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC.
APPROVING THE CREATION OF AN AD-HOC TOWN OF MAMMOTH LAKES CONTRACT
NEGOTIATIONS COMMITTEE

WHEREAS, Mammoth Lakes Housing, Inc. is a nonprofit public benefit corporation formed to provide affordable workforce housing in the Eastern Sierra Region of CA; and

WHEREAS, Mammoth Lakes Housing, Inc.(MLH) seeks to negotiate a contract with the Town of Mammoth Lakes (TOML) for services that are related to the organization’s mission to support workforce housing for a viable economy and sustainable community; and

WHEREAS, Mammoth Lakes Housing, Inc. will disband the ad-hoc Town of Mammoth Lakes Contract Negotiations Committee once the full Board of Directors and the Town of Mammoth Lakes have approved the contract.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Mammoth Lakes Housing, Inc hereby creates an ad-hoc Town of Mammoth Lakes Contract Negotiations Committee for the purpose of negotiating a contract between Mammoth Lakes Housing and the Town of Mammoth Lakes.

PASSED AND ADOPTED this 7th day of OCTOBER, 2024.

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Tom Hodges, President

ATTEST:

Patricia Robertson, Secretary



EASTERN SIERRA
**COMMUNITY
HOUSING**

*We support workforce housing
for a viable economy and
sustainable community.*

STAFF REPORT

Subject: Appoint Board members to serve on the Town of Mammoth Lakes Contract Negotiations Committee formed in Resolution 24-07

Presented by: Patricia Robertson, Executive Director

BACKGROUND

With the adoption of Resolution 24-07, the MLH Board shall now appoint the Town Contract Negotiation committee.

RECOMMENDATION

The Board should appoint no more than four members of the Mammoth Lakes Housing Board to serve on the ad-hoc Town Contract negotiations committee.



PROP 5 – GIVES LOCAL VOTERS MORE POWER TO ADDRESS THE AFFORDABLE HOUSING AND PUBLIC INFRASTRUCTURE NEEDS IN THEIR COMMUNITIES

Our state is facing increasingly serious challenges:

- We have a massive shortage of housing that is affordable for low- and middle-income Californians
- Our critical infrastructure like roads, bridges, and water systems is aging and unsafe
- We lack the emergency and fire response needed to protect our families and communities

California voters strongly support building housing that is affordable for low- and middle-income families and developing the public infrastructure needed to support new housing, like roads and transit, water, and fire stations. But state law currently restricts the ability of local voters to approve local housing and public infrastructure bonds for their communities.

Prop 5 empowers local voters to approve bonds for affordable housing, critical public infrastructure, and emergency response in our communities with a 55% vote – if those bonds have strict accountability and oversight.

By giving our communities more power to choose how to address their unique needs, Prop 5 shifts decisions about public policy and spending priorities away from state government and into the hands of local voters and taxpayers.

Prop 5 Requires Strict Accountability and Oversight for Local Bonds

Too often, California's efforts to address our housing and infrastructure needs have failed to deliver. Under Prop 5, local housing and infrastructure bonds must include strict accountability, oversight, and transparency provisions to help ensure programs deliver results, including:

- A clear list of the types of projects to be funded
- Strict conflict-of-interest checks for local officials involved in the bonds
- Oversight by an independent citizens' oversight committee
- Independent performance and financial audits of all spending that must be 1) posted publicly, and 2) reviewed by the State Auditor

Helps Communities Create More Housing That Is Affordable for Low- and Middle-Income Californians

The high cost of housing is consuming too much of our paychecks and hurting our quality of life. Many middle-class families and public servants like teachers, nurses, and firefighters are being pushed out of the communities where they work. Prop 5 gives communities more tools to make housing more affordable for the millions of Californians struggling with high housing costs, including:

- Building new housing that is affordable for working families, seniors, veterans and first-time homebuyers
- Building supportive housing for people with disabilities and people experiencing homelessness
- Providing first-time homebuyers' programs
- Repairing and renovating existing affordable, multi-family, owner-occupied and rental housing

Helps Develop the Infrastructure Needed to Support New Housing and Safe Communities

California's roads, bridges, and other infrastructure are aging, deteriorating, and unsafe. And we lack the critical public infrastructure needed for more new housing, like roads, water, and fire stations. Just like with housing, Prop 5 gives communities more power to address these needs, including:

- Vital safety repairs and improvements to roads, bridges, public transportation, clean water systems, and other critical public infrastructure
- Emergency response and preparedness, including fire stations, fire engines, ambulances, and early-warning systems for natural disasters

Prop 5 Protects Your Local Tax Dollars

Prop 5 requires all local housing and infrastructure bond funds to be spent locally to benefit only the cities and counties that approve the bonds – not other communities. And Prop 5 limits bonded indebtedness for local jurisdictions, providing another layer of protection for taxpayers.

Prop 5 does not raise taxes. It simply gives local voters and taxpayers more authority to address their local affordable housing and infrastructure needs on their terms, without having to rely on the state.

Prop 5 is Supported By:

- Habitat for Humanity California
- League of Women Voters of California
- California Professional Firefighters
- Housing California
- California Federation of Teachers
- California Alliance for Jobs
- American Society of Civil Engineers
- State Building and Construction Trades Council of California
- California Labor Federation
- Middle Class Taxpayers Association
- Move LA
- California Nurses Association
- League of California Cities
- Non-Profit Housing Association of Northern California
- Southern California Association of Nonprofit Housing
- California Alliance for Retired Americans
- United Ways of California
- Bay Area Council
- PICO California

And hundreds of other organizations representing seniors, veterans, working families, small businesses, housing advocates, and more.



To learn more and join the coalition, visit our website at [YesOnProp5.org](https://www.yesonprop5.org) or scan the QR Code!

Ad paid for by Yes on 5, Californians for Safe Affordable Communities, sponsored by affordable housing advocates, firefighters, businesses and workers. Ad Committee's Top Funders:

NPH Action Fund
Chan Zuckerberg Initiative Advocacy
California Alliance for Jobs
Funding Details at www.fppc.ca.gov

Official Voter Information Guide

PROP 5 ALLOWS LOCAL BONDS FOR AFFORDABLE HOUSING AND PUBLIC INFRASTRUCTURE WITH 55% VOTER APPROVAL. LEGISLATIVE CONSTITUTIONAL AMENDMENT.

SUMMARY

Put on the Ballot by the Legislature

Allows approval of local infrastructure and housing bonds for low- and middle-income Californians with 55% vote. Accountability requirements. **Fiscal Impact:** Increased local borrowing to fund affordable housing, supportive housing, and public infrastructure. The amount would depend on decisions by local governments and voters. Borrowing would be repaid with higher property taxes. **Supporters:** California Professional Firefighters; League of Women Voters of California; Habitat for Humanity California **Opponents:** California Taxpayers Association; California Hispanic Chambers of Commerce; Women Veterans Alliance

WHAT YOUR VOTE MEANS

YES A YES vote on this measure means: Certain local bonds and related property taxes could be approved with a 55 percent vote of the local electorate, rather than the current two-thirds approval requirement. These bonds would have to fund affordable housing, supportive housing, or public infrastructure.

NO A NO vote on this measure means: Certain local bonds and related property taxes would continue to need approval by a two-thirds vote of the local electorate.

ARGUMENTS

PRO Prop. 5 shifts local spending priorities away from state government, giving local voters and taxpayers the choice and the tools to address the challenges facing their communities. Whether it's housing affordability, safer streets, more fire stations, or other community-driven projects, Prop. 5 empowers local voters to solve local problems. Vote YES.

CON Prop. 5 changes the constitution to make it easier to increase bond debt, leading to higher property taxes. Prop. 5 shifts the financial burden from the state to local communities, increasing costs for homeowners, renters, and consumers. Politicians wrote loopholes in Prop. 5 so "infrastructure" can mean just about anything.

FOR ADDITIONAL INFORMATION

FOR

Yes on Prop. 5

www.YesOnProp5.org

(<https://www.YesOnProp5.org/>)

AGAINST

Protect Local Taxpayers

info@VoteNoProp5.com

(<mailto:info@VoteNoProp5.com>)

VoteNoProp5.com

(<https://votenoprop5.com/lander>)

Official Voter Information Guide

PROP 33 EXPANDS LOCAL GOVERNMENTS' AUTHORITY TO ENACT RENT CONTROL ON RESIDENTIAL PROPERTY. INITIATIVE STATUTE.

SUMMARY

Put on the Ballot by Petition Signatures

Repeals Costa-Hawkins Rental Housing Act of 1995, which currently prohibits local ordinances limiting initial residential rental rates for new tenants or rent increases for existing tenants in certain residential properties. **Fiscal Impact:** Reduction in local property tax revenues of at least tens of millions of dollars annually due to likely expansion of rent control in some communities. **Supporters:** CA Nurses Assoc.; CA Alliance for Retired Americans; Mental Health Advocacy; Coalition for Economic Survival; TenantsTogether **Opponents:** California Council for Affordable Housing; Women Veterans Alliance; California Chamber of Commerce

WHAT YOUR VOTE MEANS

YES A YES vote on this measure means: State law *would not* limit the kinds of rent control laws cities and counties could have.

NO A NO vote on this measure means: State law *would continue to* limit the kinds of rent control laws cities and counties could have.

ARGUMENTS

PRO The rent is too damn high. One million people have left California. Rent control in America has worked to keep people in their homes since 1919. California's 17 million renters need relief. Homeowners and taxpayers benefit from stable communities. The California dream is dying. You can help save it.

CON Don't be fooled by the latest corporate landlord anti-housing scheme. California voters have rejected this radical proposal twice before, because it would freeze the construction of new housing and could effectively reverse dozens of new state housing laws. Vote No on 33 to protect new affordable housing and California homeowners.

FOR ADDITIONAL INFORMATION

FOR

Susie Shannon
Renters and Homeowners for
Rent Control Yes on 33,
Sponsored by AIDS
Healthcare Foundation
1250 6th Street, Suite 205
Santa Monica, CA 90401
(310) 576-1233
info@prop33.org (<mailto:info@prop33.org>)
www.yeson33.org (<https://yeson33.org/>)

AGAINST

No on Prop. 33, Californians for
Responsible Housing
2350 Kerner Blvd. #250
San Rafael, CA 94901
(916) 292-8100
info@californiansforresponsiblehousing.org
(<mailto:info@californiansforresponsiblehousing.org>)
NoOnProp33.com (<https://noonprop33.com/>)



Innsbruck Lodge Update

Presented by: Erik Guzman

Title: Project and Program Associate

Date: October 7, 2024

Construction Photos



Project Update

Lease Up

- ❖ Starting lease up process for next 10 units
- ❖ Updating client assessments
- ❖ Setting up operating subsidy sources

Punch Walk Items

- ❖ Punch Walk for upper units completed on 09/11/2024
- ❖ Punch walk work to be completed on week of 10/14

Electrical

- ❖ Electrical Equipment was ordered on October 2023.
- ❖ Expected arrival 1/13/25
- ❖ Initiate extension request to State

Property Manager

- ❖ Ongoing misc. maintenance
- ❖ Tenant relations
- ❖ Outside furniture removal

Misc.

- ❖ Gas connection
- ❖ Internet
- ❖ Pending \$ from COC



Construction Budget & Percent Completed

**Percent Completed
as of October 2024:
95%**

Development Budget

Acquisition \$3,503,887

Est. Construction \$2,557,700

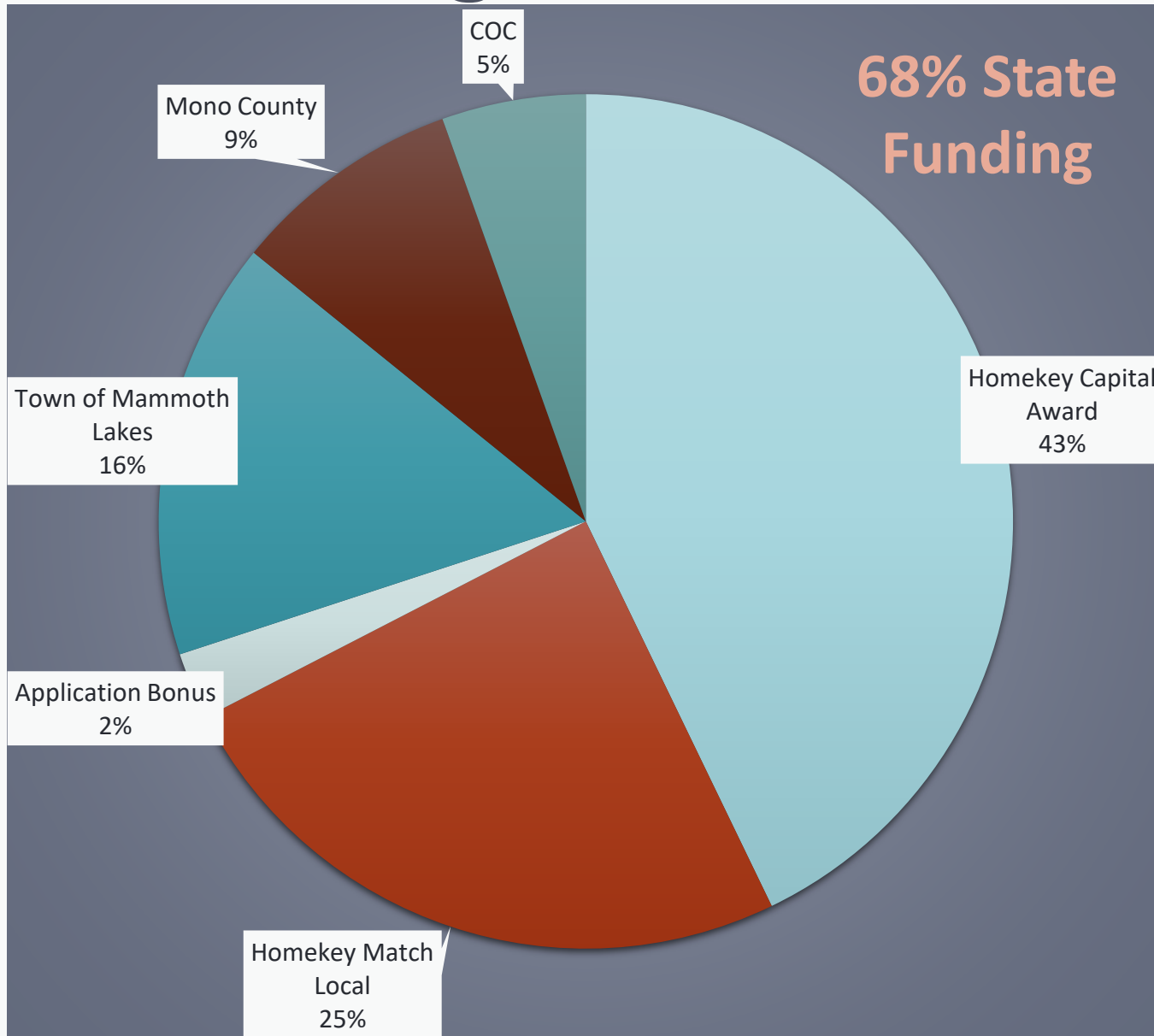
All Soft with Dev. \$477,000

Contingency \$149,000

Total Budget \$6,687,587

**Percent Spent to Date
up to October 2024:
93%**

Funding Stack



Funding Sources

- Homekey Capital Award \$2,700,000
- Homekey Match Local \$1,550,000
- Application Bonus \$160,000
- Town of Mammoth Lakes \$1,000,000
- Mono County \$550,000
- COC \$343,338

Background

Funding

- MLH & Town awarded Homekey Round 2 on May 2022 (\$4,560,000)

Acquisition

- MLH acquired property in August 2022

Permits

- Finished Demo March 2023
- Building Permit issued June 2023

Units

- TCO for 6 units May 2024
- COO expected by Fall 2024 for all 16 units



Thank you

Erik Guzman

(760) 934-4740

erik@eschousing.org

Access Apartments Update

*Presented by: Erik Guzman
Project and Program Associate*

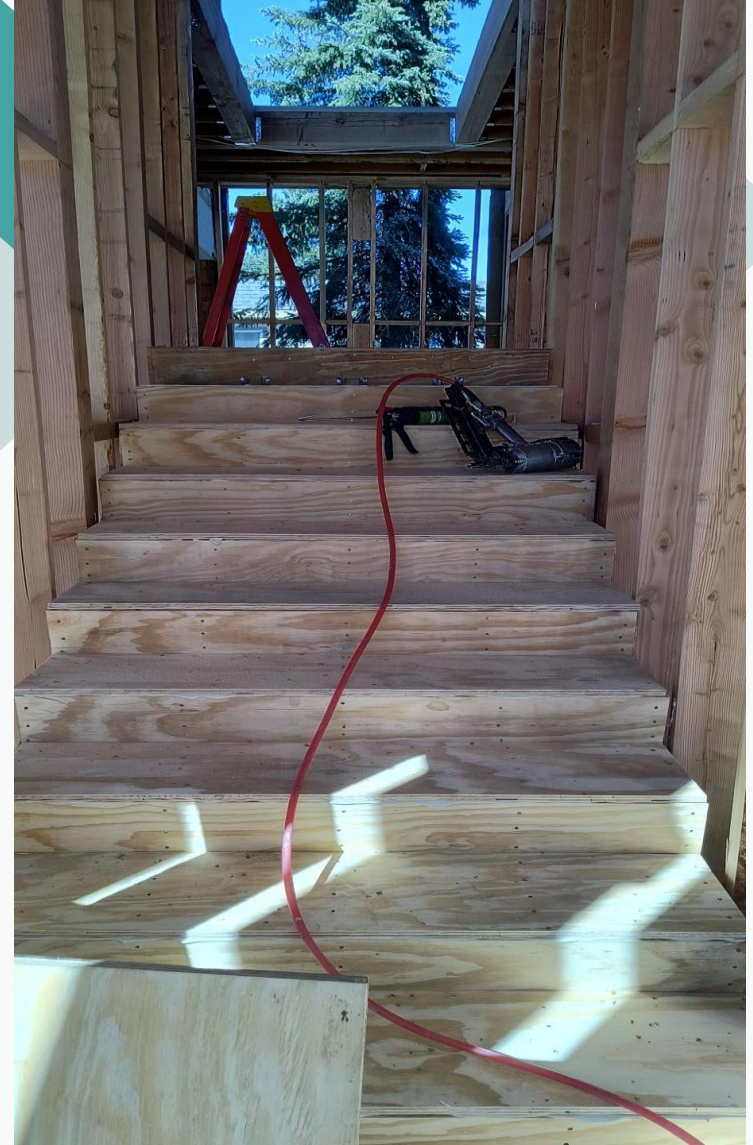
October 7, 2024



Progress Photos



Progress Photos



Project Update

Owner, Architect, Contractor (OAC) Meetings

- ❖ Weekly call to address issues, process change orders, identify topics for Board update, etc.

Site Walk

- ❖ 10/1 with structural engineer in preparation of roof installation

Financing

- ❖ Currently on our 3rd pay app
- ❖ CDBG / Town
- ❖ Pending \$ Mono County
- ❖ Pending \$ COC
- ❖ Need to process predev reimbursement

Misc.

- ❖ Insurance inspection 10/9 or 10/10

Milestones

- ❖ Construction Start July 2024
- ❖ GC Contract expires June 2025
- ❖ Occupancy Fall 2025



Menemsha Construction 3 Week Look Ahead

Updates

- Building A
 - 2nd Floor Framing completed 10/03
 - Roof Framing completed by 10/12
 - Roof Installation will begin the week of 10/14
- Building B
 - 1st Floor Framing to be completed by 10/08
 - 2nd Floor Framing start on 10/09
 - Truss/Lumber Delivery/Roof Framing to start on 10/15



Sierra Manor Housing

PREPARED DATE

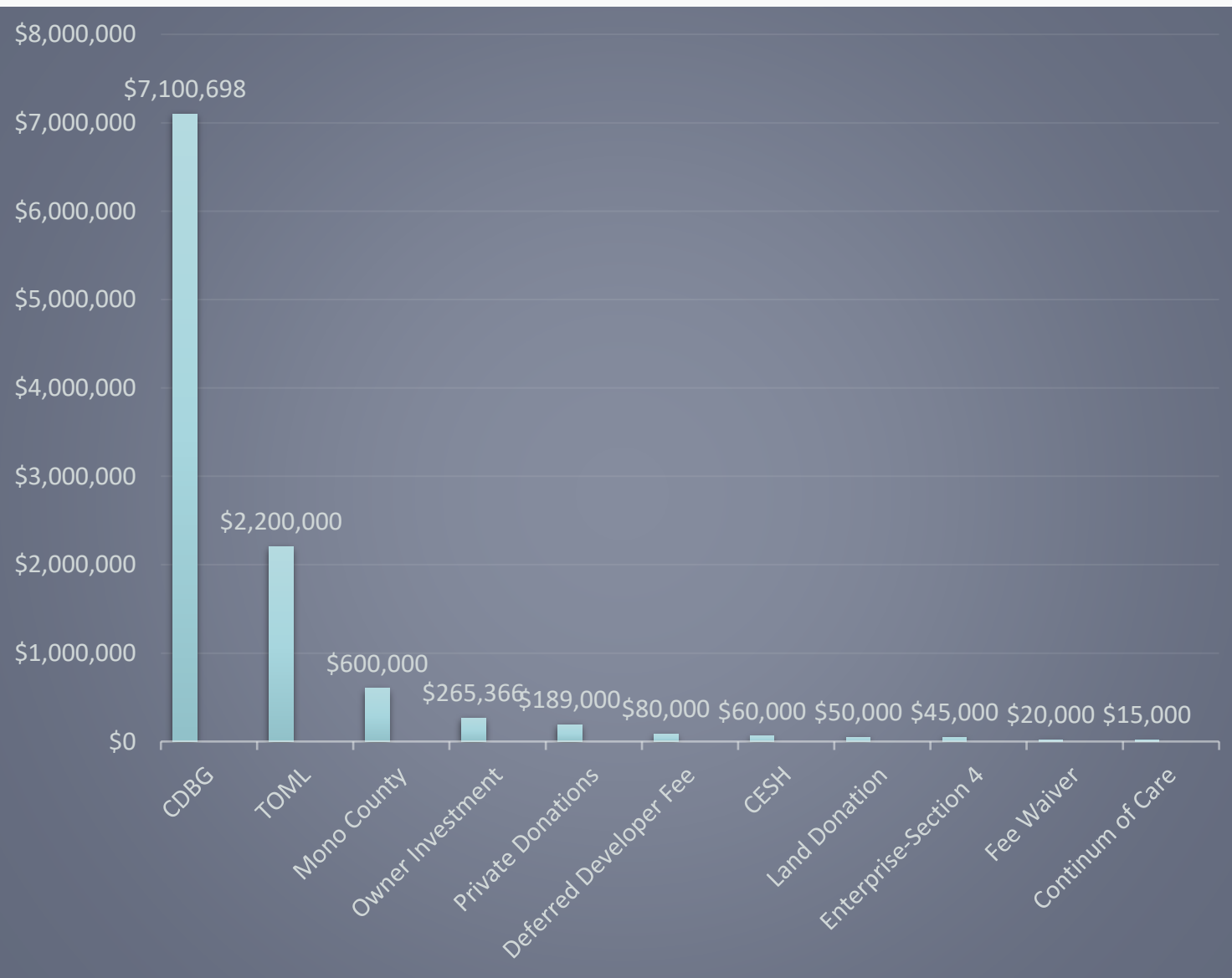
3 Week Schedule

DATE	Su	M	T	W	TH	F	Sa	Su	M	T	W	TH	F	Sa	Su	M	T	W	TH	F	Sa	Su
	9/30	10/1	10/2	10/3	10/4	10/5	10/7	10/8	10/9	10/10	10/11	10/12	10/14	10/15	10/16	10/17	10/18	10/19				
ON-SITE WORK																						
Building 'A'																						
1st Floor Framing																						
2nd. Fl. Framing	X	X	X	C																		
Truss Drop				C																		
Roof Framing				X	X	X		X	X	X	X	X	C									
Metal Delivery														X								
Roof Installation														X	X	X	X	X	X	X		
Plumbing Rough In 1st Fl.																						
Building 'B'																						
1st Fl. Lumber				X																		
1st. Fl. Framing				X	X	X		X	C													
2nd. Fl. Wall Delivery										X	C											
2nd. Fl. Framing										X	X	X	X		X							
2nd Fl. Steel												X										
Truss Drop																C						
Roof Lumber Delivery																	C					
Roof Framing															X	X	X	X	X	X		
Metal Delivery																						
OFF-SITE WORK																						

NOTES AND COMMENTS:
PLEASE NOTE SCHEDULE IS SUBJECT TO CHANGE DUE TO LACK OF PERMITS AND OR INFORMATION NEEDED TO COMPLETE TASK.



Funding Sources



Funding Sources

- CDBG \$7,100,698
- TOML \$2,200,000
- Mono County \$600,000
- Owner Inv. \$265,366
- Private Donations \$189,000
- Def. Developer Fee \$80,000
- CESH \$60,000
- Land Donation \$50,000
- Enterprise-Section 4 \$45,000
- Fee Waiver \$20,000
- Continuum of Care \$15,000

Development Budget

Reserves **\$60,000**

Contingency **\$740,432**

Acquisition **\$1,255,374**

All Soft with Dev. **\$1,678,387**

Construction **\$7,074,105**

Total Budget **\$10,808,298**

**Percent Spent to Date up
to October 2024: 45%**

Background

2017

- Purchased by Mammoth Lakes Housing, Inc.

2018

- Request for Proposal (RFP) for architecture firm

2019

- Public design workshops
- NEPA environmental reports
- HOME Application submitted

2020

- Building permit approvals
- Cost of project increases by 39%

2021

- Value-engineering
- Fundraising launch
- CDBG application

2022

- NEPA update; secure construction financing; explore additional funding; meeting road show; pursue fee waivers; extend building permit; grant awards made, etc. HOME and CDBG grant awarded for more than \$6M.

2023

- Final funding gap filled by Town of Mammoth Lakes and Mono County

Thank you

Erik Guzman

(760) 934-4740

erik@eschousing.org



STAFF REPORT

Subject: Staff Report

Date: October 7, 2024

Presented by: Patricia Robertson, Executive Director
Erik Guzman-Rangel, Program & Project Associate
Isaura Ocampo, Housing Navigator

RENTAL PROGRAMS

Rental Waitlist Management & Coordination

- Reviewed statistics and identified no unit turnover.
 - 220 Households *19 Applications Pending*
 - 545 + individuals *Pending Individual Count*
 - 26 % are household sizes of 2
 - 89 % have income below 80% Area Median Income (AMI)
- Rental Units
 - Potentially **3 units** will be available in Aspen Village
 - Waitlist was submitted to Property Supervisor (Santos)

HOMELESSNESS INTERVENTION & HOUSING NAVIGATION

Housing Navigation

- HDAP (Housing Disability Advocacy Program)
 - 1 Client Formally Enrolled
 - 2 Potential Clients
- Rental Subsidies
 - COC Competition funding through HCD – award letter (for Innsbruck)
 - Anthem Funds – Innsbruck Lodge Tenant
 - **New CalAIM Funding (TBD) 6 potential months' worth of Assistance!**
 - Exploration of contracting out for CalAim billing/admin so that ESCH can be paid for services through managed care plans
 - Stanislaus Regional Housing Authority
 - 2 Successful Mainstream Voucher – Innsbruck Lodge Tenant

- 2 In-Process Clients Mainstream Voucher
 - HCV Application (Housing Choice Voucher) – 3 Submitted Applications
 - Improving Communication w/their office & staff
- Parcel Project Town of Mammoth Lakes
 - Property Manager for the Parcel (Rodrigo Lucero) *Interim for Buckingham properties in the Town
 - Working on Improving Communication
 - 2 Active Participants We are facilitating communication.
- Trainings
 - COC / HMIS training with Inyo County Health and Human Services – Project Type
 - Input Data
 - Project Types and Purposes
 - Pull Reports for Reporting Purposes
 - Will input Individual Client Data for Mono County Projects (SUD Transitional Housing, Sawyer Project) and Eastern Sierra Community Housing Projects (Birch Creek Transitional Housing, Innsbruck Lodge)
- Coordinated Entry System Tri-County Area (Jan '24 – To Date)
 - 254 Clients in ALL Coordinated Entry Systems (CES)
 - 97 Households with Active Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT)
 - 61 Minors
 - 47 Household Assessments done by ESCH Staff (Renewing every 3 months)

Continuum of Care

- Annual PIT Count Numbers were released for January 2024
 - Subcommittee for next year

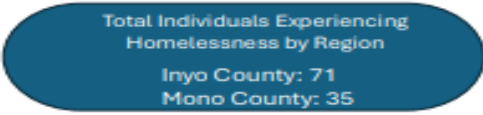
Eastern Sierra CoC 2024 Point-In-Time Count



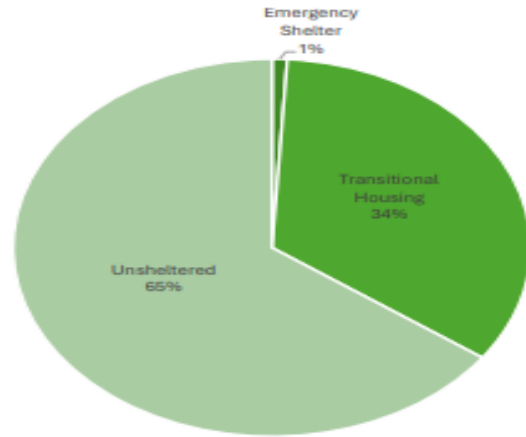
Total Number of Sheltered Individuals: 37



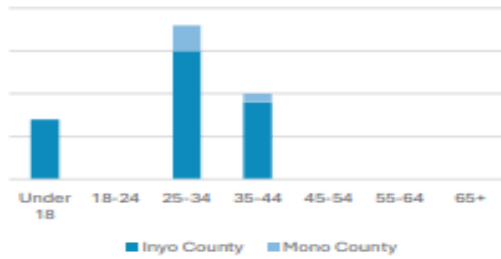
Total Number of Unsheltered Individuals: 69



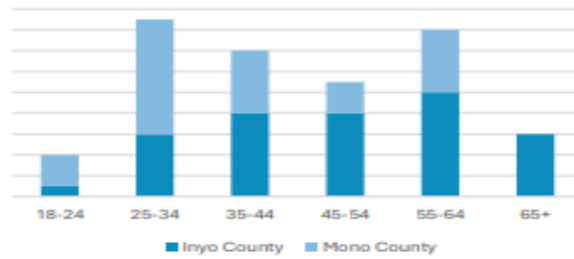
Total Persons Experiencing Homelessness



Sheltered Age Demographic by Region



Unsheltered Age Demographic by Region



Mono County Unaccompanied Youth: 3



Inyo County Unaccompanied Youth: 1



Mono County Unsheltered Veteran: 1

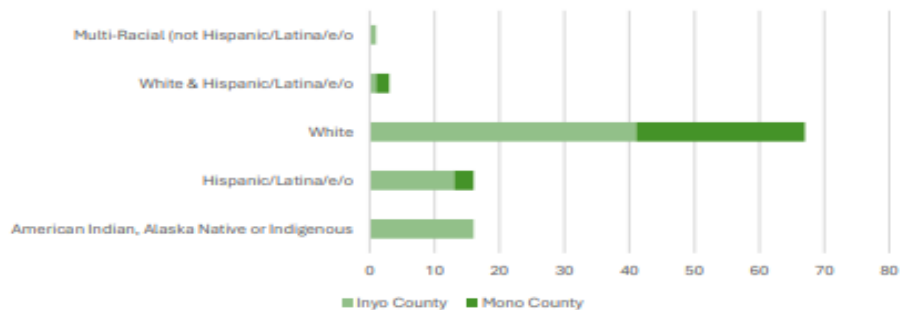


Inyo County Unsheltered Veterans: 2

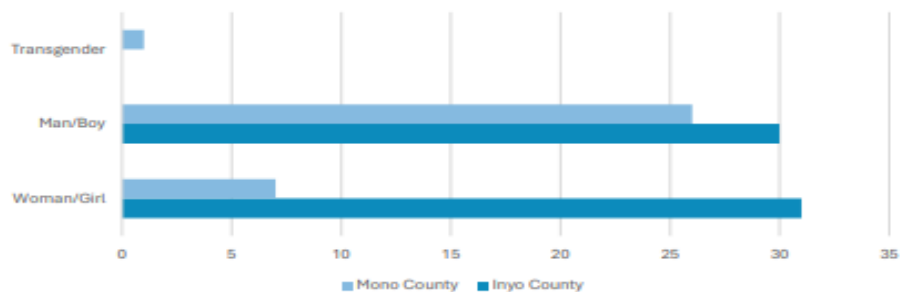


Inyo County Households with Children: 4 Households

Total Race and Ethnicity by Region



Gender Identity By Region



Additional HUD-Defined Subpopulations



- Alpine County did not participate January 2023, but did do a summer count

Permanent Housing (PH) Project – Innsbruck Lodge in Mammoth Lakes

- Finalized the Property Management & Tenant Selection Plan
- Initiating the next phase for the next 10 tenants
- Coordinated with Property Manager for Tenant Related Concerns
- Lease Violations - HRAP (Housing Retention Action Plan)
- Coordinated Managed Care Plan opportunities for Innsbruck Lodge, including security deposit financial assistance that could result in \$250.00 per household referral (more details to come).
- Case Management for ALL 5 Innsbruck Lodge Tenants
- Found an IHHS (In-Home Supportive Services) Caretaker for 1 Tenant (First IHHS Caretaker in Mammoth Lakes!)
- Donation of 500+ sets of lightly used sheets, coordinated partnership with Wild Iris

Transitional Housing (TH) Project – Birch Creek in June Lake

- Tenant expected to Move out into the Parcel Project
 - The next tenant will be selected through the Coordinated Entry System.
- Schedule move-out inspection
- Repairs that need to be completed: windows, interior banister
- Used \$5,200.00 of the Capital Reserve to date with a balance of \$24,800.00.

OWNERSHIP PROGRAMS

Homeownership Counseling and Community Outreach

- Community educational opportunity on credit reports and scores
 - October 29th at the Mammoth Lakes Library
 - Partners include Kelly Gardner from American Pacific Mortgage and Robert Sharp from Eastern Sierra Community Bank
 - Virtual meeting possibility

Homeownership Stewardship

- Annual Monitoring
 - 1 active compliance case
 - Purchasing Nordica unit with Town Revolving Loan Fund

Bridge Program

Town of Mammoth Lakes

- 7 total units sold since FY 21/22
 - Average of 2 Bridge units per year in addition to other resales
- 3 units currently available for sale at 120% AMI and 150% AMI
 - 2+ loft / 2 bath + garage (Town-owned)
 - 1 bedroom + garage (Town-owned)
 - 2 bedroom / 1 bath (ESCH-owned)
- Processing a lot of clients

Bridge Program

Mono County

- Supervisors allocated funds for pilot program
- Meeting with staff
- ESCH to provide proposal to administer the program

Mortgage Assistance

Jurisdiction	Funding Source	AMI	~ Funds Available	Notes
Town	CDBG	80%	~ \$385,000	<i>Available</i>
Town	HOME Reuse	80%	~ \$100,000+	<i>Available</i>

MLH – Mono County + Town *processing 1 client in TOML for ADU/Rehab loan	CalHome	80%	~ \$881,000 funds available	Available for: <ul style="list-style-type: none"> • Mortgage Assistance • Rehab • ADU Loans
Town	PHLA	120%		<i>Available</i>
Town	BEGIN Reuse	120%	~ \$0	Available at Specific Complexes
Mono County	Local	120%		<i>Pending Approval & Guidelines</i>

DEVELOPMENT PROJECTS

Innsbruck Lodge

- See PowerPoint

Access Apartments

- See PowerPoint

Valley Apartments

- Should receive notification in writing in the next 4-6 weeks
- Staff to issue RFP for architectural services
- Next steps:
 - Complete Relocation Plan Update
 - Communicate with partners including the City
 - Close escrow on acquisition
 - Select architect
 - Submit building permit
 - Confirm construction lender
 - Accept bids for General Contractor, and select

Silver Peaks

- Meeting the week of 9/30
- Discussion of viability of financing tools including AHSC and tax credits

Other Opportunities

- Inyo County Health & Human Services project possible partnership
- Mono Lake Tribe conversations
- Glass Mountain acquisition in Mammoth Lakes
- Role in safe parking

OTHER PROJECTS/PROGRAMS

Internal Systems & Administration

- Coordinated internal training in AP/AR.
- Allocated responsibilities to Accounting Firm
- Auditors coming 10/22
- Updated Microsoft licenses and staff computer changes
- Hired hourly real estate transaction coordinator to help with Bridge program
- Recruitment for open Housing Navigator position
- Annual insurance renewals completed

Upcoming Board items

- PLHA contracts for rehab programs in Inyo County and Bishop
- Bishop services contract renewal
- Housing Navigator contract renewals (expire in June 2025)

Other

- CA Coalition for Rural Housing conference 11/6-8