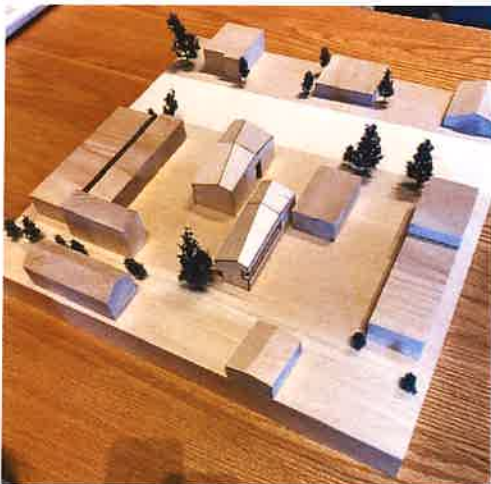




MAMMOTH LAKES HOUSING, INC.

## Annual Report—2019 | A Review of the Year

Leadership Message • Program Updates  
Strategic Plan • Commercial Conversion  
Financials • And More!



## Board of Directors

Kirk Stapp—President

Jennifer Kreitz—Vice President

Lindsay Barksdale

Jiselle Kenny

Zoraya Cruz

Tom Hodges

Agnes Vianzon

Richard Plaisted

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Patricia Robertson—Executive Director

Diane Doonan—Grant & Financial Associate

Jake Castro—CCRH Rural West Intern

Judith Jimenez—Latino Coalition Coordinator

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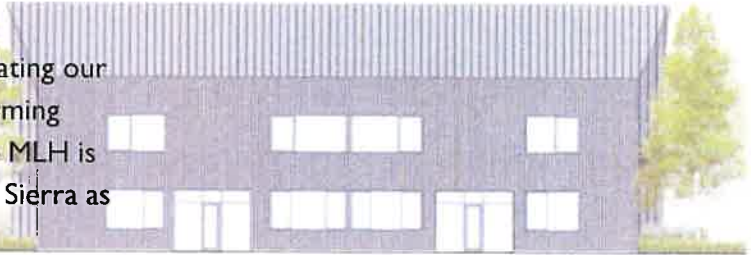
[www.mammothlakeshousing.org](http://www.mammothlakeshousing.org)

**LEADERSHIP MESSAGE**  
Patricia Robertson | Executive Director

March 2020

Dear Reader,

Mammoth Lakes Housing took 2019 by storm! From updating our 5-year Strategic Plan and developing new programs to forming partnerships and working with the Town on The Parcel – MLH is making waves in regional housing solutions in the Eastern Sierra as outlined in this annual report.



Our organization underwent an intensive strategic planning process in 2019. In May, the Board of Directors adopted a new five-year Strategic Plan and the vision statement: “Communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing.” The six focus areas show our dedication to helping find solutions to the more than 1,000 homes needed in our service area of Inyo, Mono, and Alpine counties. Additionally, MLH hired its first CA Coalition for Rural Housing Intern and was able to pay this part-time staff member for 12-months through this innovative program designed to increase diversity in the Affordable Housing and Community Development field and assist in meeting the diverse needs of our rural communities.

MLH worked hard to form and foster new relationships in 2019. We brought housing program expertise to the advisory committee for the Mammoth Lakes Chamber of Commerce’s Workforce Housing pilot program. We partnered with Mono County Behavioral Health on funding and implementing a work program for the development of a Latino Housing Coalition to bring diverse perspectives to our housing discussions. We look forward to expanding on these partnerships and creating new ones in our work towards regional housing solutions.

There are new housing projects underway! MLH participated on the Town’s staff team during the Conceptual Land Use planning process for The Parcel, providing valuable local knowledge and creating outreach opportunities for the Latinx community. The MLH Board expressed concerns around density, parking, and open space, etc. Ultimately, the Town Council accepted a plan for 400-450 affordable homes on the site. Additionally, MLH is moving expeditiously on the conversion of a commercial property into affordable apartments. These are exciting milestones towards our vision for safe, quality, affordable housing for all of our community members.

In the coming year, we are excited to harness the creative energy that has been generated through the 2017 Community Housing Action Plan and new state and local funding streams to achieve success. We are exploring new program ideas and working with regional partners to secure diverse funding sources for our commercial conversion project.

We are proud to continue serving the Eastern Sierra communities in 2020.

In solidarity,

Patricia

**GRANTS**  
Funds Leveraged | Applied for and Awarded

Applied for in 2019			Awarded in 2019		
\$8,000	CCRH	Rural West Intern	\$8,000	CCRH	Rural West Intern
\$2,800,000	CDBG	Mammoth Mall	\$500,000	HOME	Mono County—FTHB

# PROGRAMS UPDATE

## A Glance At The Work We Have Accomplished



### Down Payment Assistance

MLH made two home buyer assistance loans to eligible households in the region in 2019.

These households represent families with members employed in public and social services.

In 2019, MLH petitioned and secured funding for a moderate-income down payment assistance program for households earning between 80-120% of the Area Median Income.

This pilot program is possible through a generous contribution from the Mammoth Lakes' Town Council. Look for availability of this innovative program in 2020!

MLH also assisted both the Town of Mammoth Lakes and the City of Bishop process loan repayments totaling more than \$200,000. These funds will be funneled back into the communities.



### Deed Restriction Retention

Three ownership deed restricted properties transferred in 2019. One was sold to an income-eligible household with members employed in the education and tourism sectors. This family of six was able to move from a small rental unit into a four-bedroom home and said this about our program: *"[MLH] made it possible for us to now enjoy our new home."*

The other two units are currently owned by MLH. We are working to complete some minor upgrades and will then make the units available to the public.

One unit will be available at 80% AMI and one will be available at 120% AMI.

***If you are interested in this locals housing program, call us today for more information!***



### Low-Income Rentals

Ten low income apartments were rented over the course of the year. These homes were located at Aspen Village Apartments, Manzanita Apartments, and the Jeffreys Apartments complexes and serve income levels from 50-60% of the Area Median Income.



These homes housed 35 individuals representing workforce in the equipment, retail, IT, healthcare, hospitality / tourism, and food service sectors of our community.



### Community Resource

MLH serves as a community resource. Over the course of 2019, MLH staff spoke with 513 individuals regarding their unique housing stories. Of those, 30 were for tenant's rights complaints. In 2019, MLH hosted two free home buyer education classes, two landlord-tenant rights / Fair Housing workshops, and one Open Mic Night.



Our first Open Mic Night was a great success! Eleven community members shared their housing stories. From uninvited couch surfers, water damage, to even the paranormal, we were reminded that the housing crisis impacts us all.



## STRATEGIC PLAN

2019—2023

**Build & Facilitate  
Community  
Housing**

**Grow Housing  
Programs &  
Services**

**Foster  
Collaboration &  
Partnerships for  
Housing**

This year the MLH Board of Directors and staff underwent an intensive process to develop and adopt a new five-year Strategic Plan.

**Expand & Diversify  
Funding**

**Enhance  
Communications &  
Outreach**

**Strengthen  
Organizational  
Capacity**

These six Focus Areas will guide our work through 2023.

### COMMERCIAL CONVERSION—NEW APARTMENTS!

In 2017, MLH purchased a commercial property with the intention to convert it to 11 one-bedroom apartments. In January 2019, the Board of Directors approved the expenditure of \$40,000 towards readiness components required for competitive grant applications, including architectural plans. MLH entered into a contract with Kevin Daly Architects, who has experience with the repurposing of existing structures. The team held a bilingual public design workshop in July at which approximately twenty community members participated, and gave a presentation to the Board in August.

Depending on grant and other funding sources, occupancy is expected in the fall of 2021.



### FINANCIALS

**July 1, 2018—June 30, 2019**

Revenue	\$526,417
Expenses	\$353,525
Assets	
CallHome Program Reuse	\$15,609
STAR Apartments	\$872,867—asset value
Meridian Court Condo	\$150,000—asset value
238 Sierra Manor Road	\$1,253,036—asset value
Liabilities	\$1,531,107
Maintenance & Admin Reserves	\$586,407
<b>TOTAL NET ASSETS</b>	<b>\$1,502,205</b>

View the complete financial statements on our website.

### UPCOMING WORK PROGRAMS

- \* Latino Housing Coalition
- \* Rehabilitation Loan Program in the Town of Mammoth Lakes
- \* Rehabilitation Loan Program in Inyo County
- \* ADU/JADU Loan Program for Homeowners in Mono, Inyo, & Alpine Counties
- \* Homeownership Assistance in Mono County
- \* Homeownership Assistance for higher income levels 80-120% AMI within the Town of Mammoth Lakes
- \* And More!