



## Annual Report—2020 | A Review of the Year

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

## RENT ASSISTANCE



Have you been impacted by the coronavirus pandemic? Help is available.



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## LEADERSHIP MESSAGE

Patricia Robertson | Executive Director

Dear Friend,

March 2021

Looking back at 2020, it is amazing to remember what we have endured – a worldwide pandemic, isolation, devastating wildfires, political turmoil, personal struggles, and more... it seems like an eternity ago and yet like no time has passed at all.

Through all this, our homes have transformed into more than a place to relax from a day's work. They have become our offices, gyms, schools—and continue to be the sanctuaries we need to recharge for another day. At Mammoth Lakes Housing we take the responsibility to provide housing stability to our communities seriously, as demonstrated by the implementation of emergency programs and the increased workload in existing programs that we have shouldered during this trying time.

During the early days of the public health response, Mammoth Lakes Housing took the lead to implement and raise funding for an Emergency Rent Payment Assistance Program. By the end of the year, we had raised nearly \$1,000,000 and written almost 1,000 partial rent payments. We undertook an unprecedented level of service for our community members, assisting clients with applications in both English and Spanish, making thousands of phone calls to anxious landlords and tenants, and providing online application functionality to our website. Our clients are grateful. As one wrote,

*"Thank you for the assistance from the bottom of our hearts. We were very uncertain on when we would have our normal income flow. Though it has not recovered fully and we only needed 2 months of assistance we couldn't be more appreciative of the help when we needed it. Thank you for keeping us afloat and keeping our family here in our beloved community!"*

This program also played a significant role for local landlords that would not have been able to collect their usual monthly rents. By the end of the year, our program had sent payments to more than 150 different landlords. One landlord expressed, "I am just proud to be a resident of Mono County right now, and just really appreciate the [program] is helping..."

Despite the unpredictable increased workload, including a 55% increase in homeownership programs success, we continued progress on our multifamily development and submitted \$4.5 million in grant applications. We remain committed to our vision that communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing.

We have continued to strengthen and expand our partnerships. This year, we entered into an agreement with Inyo County to develop a rehabilitation loan incentive program to increase the long-term rental housing stock. Partnerships remain critical in the work that we do and we are committed to working together to produce regional housing solutions.

As we move into 2021, we have a lot of things to look forward to including a 20<sup>th</sup> anniversary rebranding initiative, new homeownership programs, and progress on our commercial conversion project. In closing, I hope you will subscribe to our newsletter, attend a Board of Directors meeting, or stop by the office to learn more about the programs we offer, ways to get involved, and fundraising opportunities. It's a different world now, and we are all changed, but our mission remains to support community housing for a viable economy and a sustainable community.

In solidarity,  
Patricia



## PROGRAMS UPDATE

### A Glance At The Work We Have Accomplished



#### Down Payment Assistance

MLH made six home buyer assistance loans totaling more than \$675,000 to eligible households in the region in 2020.

These households represent families with members employed in recreation, government, retail, healthcare, property management, food service, and education.

One new homeowner said about their experience:

*“Working with Mammoth Lakes Housing was an enjoyable experience. Now, instead of paying rent every month, my wife and I are homeowners! I recommend Mammoth Lakes Housing to other first time home buyers in our area. Thank you MLH, we are very pleased with our experience.*

*Thank you for everything you did Patricia and staff!”*



#### Deed Restriction Retention

Five deed restricted properties transferred ownership in 2020. These homes were sold to income-eligible households earning between 80-120% of the Area Median Income. One new homeowner expressed the difficulty of making life work in our community:

*“I contemplated life as I stared into the mirror at my newly arrived gray hairs. I reluctantly accepted the fact that I would never be able to purchase a residence in Mammoth. By some aspects of my self-evaluation, I was a failure. I am fortunate to work in a job field that I really enjoy. I work hard and try to do my job well. I feel like I’m part of a team. I feel like I can make a difference. But maybe it’s not enough - at least not in Mammoth. Thank you MLH... Because of you all, I am able to stay in the area that I absolutely love. I’m so grateful to live in the majestic Eastern Sierra.”*



#### Emergency Rent Assistance

This program was successful because of our partnerships and dedication to supporting our community members. Funded via the Town of Mammoth Lakes, Mono County, First 5 Mono, CA Coalition for Rural Housing, and private donations totaling almost \$50,000, for nearly \$1M in contributions to assist our neighbors in need during the public health crisis and public policy response.

Through this program we assisted almost 400 households (including more than 100 children under 6) with nearly 1,000 partial rent payments to more than 150 landlords.

Operations adaptations such as a physical drop-box and online application functionality were added to facilitate access for our clients.

A virtual thank-you card was made available for recipients to express their gratitude.



#### Community Resource

MLH serves as a community resource.

During 2020, we hosted three free community events.

In April 2020, we held a free home buyer education class.

In October, we convened a meeting with representatives from the Mexican Consulate to speak about resources and services.

In November, we hosted Michael Godbe, legal aid attorney, to speak to the community about the ever-changing Tenant Protections during COVID-19. This presentation included live Spanish interpretation.

Through our partnership with Mono County we hired a Latino Advocacy Coordinator and started a Spanish Facebook Page which quickly grew to 192 followers and provides information on resources throughout the community.



# COMMERCIAL CONVERSION—NEW APARTMENTS!



MLH plans to convert two commercial buildings it purchased in 2017 into eleven one-bedroom apartments, serving households earning below 80% of the Area Median Income. The project also boasts five garage spaces and seven surface parking spaces. Each apartment will be approximately 730 square feet and include a bedroom, kitchen/living area, bathroom, storage, and laundry.

MLH submitted a building permit application to the Town of Mammoth Lakes in August under SB35 Streamlining, a process designed to expedite the creation of affordable housing that meets certain criteria. In 2020, additional due diligence was completed to bring the project to a “shovel-ready” state in preparation of grant applications, including an environmental analysis and architectural plans. Staff submitted two applications to the State Department of Housing & Community Development for a total of approximately \$4.5M.

The earliest that construction could start would be Summer/Fall 2021.



## FINANCIALS July 1, 2019—June 30, 2020

Revenue	\$752,790
Expenses	\$661,440
<b>Assets</b>	
CalHome Program Reuse	\$26,224
STAR Apartments	\$872,867—asset value
Meridian Court Condo	\$150,000—asset value
238 Sierra Manor Road	\$1,253,036—asset value
Liabilities	\$2,178,480
Maintenance & Admin Reserves	\$478,651
<b>TOTAL NET ASSETS</b>	<b>\$1,679,000</b>

View the complete financial statements on our website.

## UPCOMING WORK PROGRAMS

- \* 20th Anniversary Rebranding!
- \* Rehabilitation Loan Program in Inyo County
- \* Homeownership Assistance in Mono County
- \* Continued implementation of Housing Action Plan items including:
  - Homeownership Assistance for 80-120% AMI within the Town of Mammoth Lakes
  - ADU Loan Programs
- \* And More!

