



*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**

1. No vacancies since July 2021.

**Deed Restriction Retention**

1. All units are currently occupied. The waiting list currently has seven households on it.

Income Level	80% AMI	120% AMI	TOTAL Households
# of Households	3	6	9

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

1. SJV C-5 unit
  - a. Closed escrow 11/8
  - b. Needed repairs
    - i. Sell furniture - complete
    - ii. Paint – complete
    - iii. Carpet – complete
    - iv. Windows – measured, waiting to schedule replacement
    - v. Minor repairs – complete
2. La Vista Blanc #65
  - a. 2-bedroom, 1-bath
  - b. Scheduled to close 1/14
  - c. Minor repairs
3. Mountain Shadows #G-1

- a. Studio, 1-bath
- b. Scheduled to close 2/1
- c. Minor repairs
- 4. Meridian Court G-101
  - a. Town-owned
  - b. 3-bedroom, 2-bath
- 5. Meridian Court F-101
  - a. 1-bedroom, 1-bath

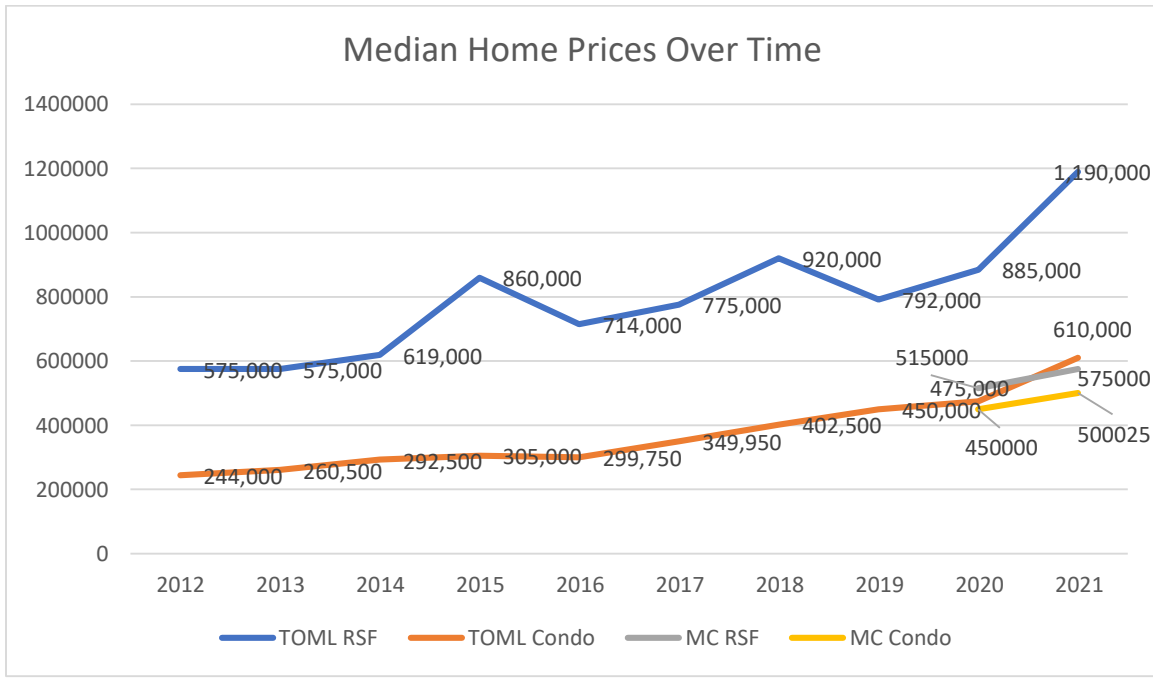
Mortgage Assistance Programs

Jurisdiction	Funding Source	AMI	~ Funds Available	Notes
Town	CDBG	80%		Application submitted in June and pending
Town	BEGIN Reuse	120%	\$129,860	Available at specific complexes.
Mono County	HOME	80%	\$455,800	Expires February 2, 2023

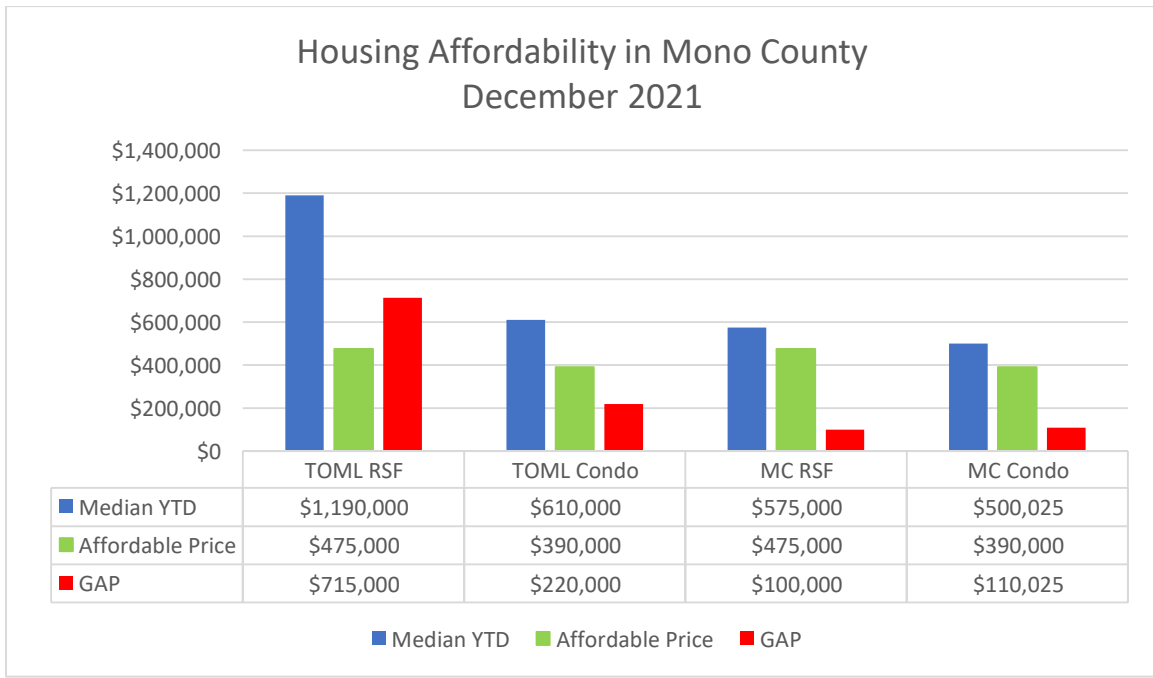
Active Grant Outreach & Marketing

- Regular office hours, meetings with prospective clients, etc.
- Newsletter
- Staff attending vaccine clinics throughout the County: Lee Vining, Crowley Lake, Bridgeport, Walker, Benton

**MEDIAN HOME PRICES**



% INCREASE OVER 2020	
MC Condo up 11%	Town Condo up 28%
MC RSF up 12%	Town RSF up 34%



\*Assumptions: 3% interest, \$400 personal debt, \$500 HOA, 10% down (with PMI)

Emergency Rental Assistance, STATISTICS AS OF 1/3/23

<b>ALL SOURCES CONTRIBUTED</b>	
Town – General Fund	200,000
County – Whole Person Grant	155,000
First 5 – Emergency Fund	20,000
CCRH – Grant	27,500
Town – General Fund	100,000
Private Donations	78,370
<i>ORMAT</i>	<i>5,000</i>
<i>MMSA</i>	<i>10,000</i>
<i>Von’s Foundation</i>	<i>2,500</i>
<i>Oak Valley Bank</i>	<i>2,500</i>
<i>Union Bank</i>	<i>30,000</i>
Town – General Fund	31,625
Town – CDBG CARES ACT Emergency Funds	68,375
Mono County – Behavioral Health	12,213
Town – General Fund	250,000
Unincorporated Inyo County	10,000
<b>Rural Community Assistance Corp.</b>	<b>16,000</b>
<b>TOTAL</b>	<b>959,728</b>

<b>TOTAL SPENT ALL SOURCES \$888,312</b>	
<b>Total Households Assisted</b>	<b>536</b>
<b>Total Rent Subsidy Payments Made</b>	<b>1,796</b>
<b>Total Landlords</b>	<b>~200+</b>

Other Grants

1. HOME NOFA currently available
  - a. Due March 2<sup>nd</sup>
  - b. Eligible activities
    - i. Acquisition + New Construction
    - ii. Down Payment Assistance
    - iii. Tenant Based Rental Assistance
  - c. Upcoming meetings with Town of Mammoth Lakes and Inyo County on possible applications

2. CDBG – 2021, June 15, 2021
  - a. Town/MLH applied for mortgage assistance
  - b. Mono County/MLH applied for mortgage assistance
  
3. CalHome – Submitted November
  - a. Applied for Mortgage Assistance and Rehab (including ADU Loans)
  - b. Mono County
  - c. Inyo County, seemed more competitive because of Opportunity Zones
  
4. LISC partnership for Rental Assistance
  - a. Expires 12/31/21
  - b. Under Senate Bill 91, the State of California will provide up to \$2.6 billion in emergency rental assistance. MLH applied to support outreach efforts on this program in Inyo, Mono, and Alpine counties in partnership with IMACA. The program went live in mid-March and MLH staff are scheduling office hours and door-step appointments with clients. Both landlords and tenants can apply. The funding can be used to help pay back rent, unpaid utilities, or future rent. Visit [housingiskey.com](https://housingiskey.com) for more information or call 833-430-2122 to schedule an appointment.
  - c. Staff has been helping folks with applications, weekly meetings and reports, sent letters to all landlords in Mammoth Lakes, coordination with IMACA on a virtual community webinar on 8/10; Tri-County Fair booth; 9/29 meeting with regional judges; and more!
  - d. The eviction moratorium expired 10/1/21.
  - e. Advocacy with the State on effectiveness of program and challenges in rural communities
  - f. Case statistics:

	Applications	Amount
Total MLH Applications & Rectifications	42 (1 withdrawn)	
Approved, but not yet paid for rent	2	\$6,506
Approved and PAID for rent & utilities	25	\$160,226
Pending utilities	5	Amount fluctuates
Applications in limbo	14 *8 1 <sup>st</sup> requests 6 2 <sup>nd</sup> requests	
Applications waiting for utility approval	16	
Upcoming appointments	0	

YOU CAN VIEW STATEWIDE AND LOCAL DATA ON THE PROGRAM HERE:

[https://housing.ca.gov/covid\\_rr/dashboard.html](https://housing.ca.gov/covid_rr/dashboard.html)

<b>REGIONAL STATS</b>					
	Mono	Inyo	Alpine	TOTAL	STATE
Funds Requested	\$2,134,055	\$2,130,265	\$283,024	\$4,547,344	\$6,727,228,938
Funds Paid	\$346,207	\$342,812	\$30,839	\$719,858	\$1,698,072,525
<b>% Assisted</b>	<b>16%</b>	<b>16%</b>	<b>11%</b>	<b>16%</b>	<b>24%</b>
Total Applications	143	156	13	312	608,212
Funded	54	43	2	99	144,344
<b>% Assisted</b>	<b>37%</b>	<b>26%</b>	<b>15%</b>	<b>32%</b>	<b>24%</b>

Additional Work Items Completed

- Submitted public comments on Super NOFA (MHP, IIG, etc.) to support projects in rural areas
- Submitted public comments on Portfolio Reinvestment Program (PRP)
- UCLA Anderson Business School – Social Impact Challenge participating nonprofit (update will come at the next MLH Board meeting)

Work Items Currently Ongoing

- Insurance renewals – ongoing until coverage can be secured
- Project Homekey potential applications
- Development Committee project pipeline research
- Inyo County housing and rehab program – MOU will be complete 12/31/21
  - Expect Inyo County to allocate general funds to this program early 2022
- 20<sup>th</sup> Anniversary Rebranding/Marketing – Phase 2 public outreach
  - Upcoming public outreach survey
- Mono County annual monitoring of Birch Creek Condo (transitional housing) and Davison project coordination
- Occupancy Tracking! 95%
- Town of Mammoth Lakes Apartment Vacancy Rate Tracking
- Implementing Town’s CDBG CARES program, to include mortgage and utility assistance
- Home Keeper Database data entry

Upcoming Work Program Items

- Joint Meeting with Town Council either 2/9 or 2/23
  - Discuss contract
  - Other items the Board would like to cover?
- Broker’s License = 9 courses, 45 hours

- 2 exams week of 1/10

Upcoming Agenda Items

- Home Keeper Deed Restriction Database Software presentation
- UCLA Social Impact Challenge fundraising presentation
- HDAP Mono County and Alpine County Social Services potential contract for staff capacity at MLH
- IMACA – CV – potential contract for staff capacity at MLH