



EASTERN SIERRA COMMUNITY HOUSING

Eastern Sierra Community Housing Board Agenda

Monday, June 2, 2025, 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 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:
13712 Roseburn Ave, Hawthorne, CA 90250.**

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 May 5, 2025 Regular Board Meeting

4. Policy Matters

4.1 The Board will review and consider adoption of the budget for Fiscal Year 2025-26

4.2 The Board will receive an introduction to Leslie Carrillo, the 2025-26 CA Coalition for Rural Housing intern

4.3 The Board will receive an update on current housing development projects

4.4 The Board will receive the 2024 Annual Report

4.5 The Board will receive an update on other programs

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.

8. Adjourn



EASTERN SIERRA COMMUNITY HOUSING

Eastern Sierra Community Housing Board

Regular Meeting Minutes

May 5, 2025, 6:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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 Brian D'Andrea attended this meeting remotely from the following address: 13712 Roseburn Ave, Hawthorne, CA 90250.

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 (8): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (8 to 0)

3.1 Approval of the Minutes from the April 7, 2025 Regular Board Meeting

4. Policy Matters

4.1 The Board will receive a workshop on the conceptual and financing phase of the Silver Peaks affordable housing project in Bishop, CA, accept public comment, and provide staff feedback

Executive Director Patricia Robertson outlined the information in the Silver Peaks Apartments and Townhome Presentation.

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

4.2 The Board will consider approval of a letter to the State Department of Housing & Community Development regarding the Pro-Housing designation application submitted by the City of Bishop

Executive Director Patricia Robertson outlined the information in the letter to the State Department of Housing & Community Development regarding the Pro-Housing designation application submitted by the City of Bishop.

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

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

Approve the letter to the State Department of Housing & Community Development regarding the Pro-Housing designation application submitted by the City of Bishop as amended.

For (8): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (8 to 0)

4.3 The Board will consider approval of the amended contract for Housing Navigation Services with Mono County

Executive Director Patricia Robertson outlined the information in the amended contract for Housing Navigation Services with Mono County.

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

Moved by Board Member Amanda Rice

Seconded by Board Member Heidi Steenstra

Approve the amended contract for Housing Navigation Services with Mono County.

For (8): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (8 to 0)

4.4 The Board will consider approval of a Memorandum of Understanding between ESCH and CA Indian Legal Services for the provision of tenant legal aid services

Executive Director Patricia Robertson outlined the information in the Memorandum of Understanding between Eastern Sierra Community Housing and California Indian Legal Services for the provision of tenant legal aid services.

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

Moved by Board Member Amanda Rice

Seconded by Vice President Lindsay Barksdale

Approve the Memorandum of Understanding between Eastern Sierra Community Housing and California Indian Legal Services for the provision of tenant legal aid services.

For (8): President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nuttall, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Heidi Steenstra, Board Member Brian D'Andrea, and Board Member Amanda Rice

Carried (8 to 0)

4.5 The Board will receive an update on other programs

Housing Navigator Jerrett Mendez and Executive Director Patricia Robertson outlined the information in the staff report.

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

5. Committee Reports

President Tom Hodges reported that the Town Contract Negotiations Committee would meet next week and that the Board Nominations Committee would meet soon.

Vice Chair Lindsay Barksdale asked if the Governance Committee needed to schedule a meeting for policy work.

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

6. Board Member Reports

Board Member Jennifer Kreitz said that there had been a lot of discussion at the State level around potential housing bonds to go on the ballot this year and said that realtors were in opposition of it at this point in time and that there was little money in the budget for housing in the general fund. Ms. Kreitz said that she had attended a California Coalition for Rural Housing (CCRH) legislation call today.

President Tom Hodges said that the Mountain would remain open at least through Memorial Weekend and that we would have a quintessential holiday weekend with the ability to ski, golf, fish, hike, bike, and more.

There was discussion among members of the Board.

7. Adjourn

The meeting was adjourned at 7:15 p.m. to the next regular Board Meeting scheduled to be held on June 2, 2025.

Angela Plaisted, Assistant Clerk
Town of Mammoth Lakes

Patricia Robertson, Secretary
Mammoth Lakes Housing, Inc.

Eastern Sierra Community Housing

Proposed FY26 Budget – Income Statements by
LLC

Mammoth Lakes Housing, Inc. DBA Eastern Sierra Community Housing

Annual Forecast FY26

Revised 1 5/29/2025



		Annual Forecast
Revenues		
	Town Contract Services	336,000
	Mono County Housing Navigator Services	100,000
	Alpine County Housing Navigator Services	100,000
	Property Management Fees	67,442
	Contract Income - Other	32,016
	Chipln Business Program	6,456
	Interest Income	13,193
	Grant Adminstration	-
	Fundraising	-
Total Revenue		655,106
Expenses		
Personnel		
	Salaries - Program	328,980
	OASDI/Medicare	22,924
	Health and Welfare Benefits	52,388
	State Unemp. Insurance	2,170
	Workers Comp	11,986
	Retirement Plan	17,980
		436,427
Professional Fees		
	Marketing	13,900
	IT	4,000
	Consulting - Other	73,760
	Interpreter Services	600
	Accounting and Audit	25,000
	Legal Fees	16,000
	Predevelopment Expenses	50,000
		183,260
Facilities		
	HOA Fees	8,436
	Interest	2,600
	Property Taxes	600
	Repair and Maint-Facilities	500
	Utilities-Facilities	9,500
		21,636
Insurance		
	GL Office	4,200
	D&O	1,200
	Professional	8,800
		14,200
Travel and Training		
	Travel	11,250

Mammoth Lakes Housing, Inc. DBA Eastern Sierra Community Housing

Annual Forecast FY26

Revised 1 5/29/2025



		Annual Forecast
	Continuing Education	3,750
		15,000
General and Administrative		
	Board Development	4,400
	Dues and Subscriptions	11,500
	Payroll Processing Fees	3,600
	Office Supplies	10,500
	Postage and Shipping	1,200
	Taxes and Licenses	450
	Telephone	8,700
	Internet	1,800
	Depreciation	6,621
		48,771
Total Expenses		719,294
Net Operating Income		(64,188)
Other Income		
	Rental Income (STAR Apartments)	54,900
	Vacancy (2%)	(1,098)
	Deferred Development Fees (Access)	45,000
Total Other Income		98,802
Other Expense		
	Annual Capital Reserve Contribution	16,796
	Utilities	9,787
	Property Tax	300
	Insurance	14,000
	Asset Management Fee	5,000
	Miscellaneous (repairs etc)	2,000
	Management fee (15%)	7,799
Total Other Expense		55,682
Net Other Income		43,120
Net Income		(21,068)

Sierra Housing Advocates, LLC

Annual Forecast FY26

Revised 5/29/2025



		Annual Forecast
Revenues		
	Misc. Revenue	-
Total Revenue		-
Expenses		
Professional Services		
	Accounting and Audit	25,000
		25,000
General and Administrative		
	Dues and Subscriptions	780
		780
Total Expenses		25,780
Net Operating Income		(25,780)
Other Income		
	Rental Income (Birch Creek)	18,600
	Vacancy (5%)	(930)
Total Other Income		17,670
Other Expense		
	Annual Capital Reserve Contribution	
	HOA	6,600
	Property Tax	6,000
	Insurance	
	Asset Management Fee	
	Miscellaneous (repairs etc)	15,000
	Deed Restriction Subsidy	20,000
	Management fee (15%)	
Total Other Expense		47,600
Net Other Income		(29,930)
Net Income		(55,710)

Innsbruck Lodge Affordable Housing, LLC

Annual Forecast FY26

Revised 5/29/2025



		Annual Forecast
Revenues		
	Grant Revenue	25,000
Total Revenue		25,000
Expenses		
Professional Fees		
	Marketing	550
	Accounting and Audit	25,000
	Legal Fees	5,000
		30,550
General and Administrative		
	Dues and Subscriptions	780
	Taxes and Licenses	800
	Depreciation	-
		1,580
Total Expenses		32,130
Net Operating Income		(7,130)
Other Income		
	Parking Revenue	2,400
	Laundry Revenue	1,800
	Rental Income	180,000
	Vacancy (5%)	(9,000)
Total Other Income		175,200
Other Expense		
	Annual Capital Reserve Contribution	16,000
	Construction in Progress	66,673
	Utilities	98,700
	Property Tax	5,200
	Insurance	25,551
	Asset Management Fee	2,500
	Miscellaneous (repairs etc)	12,000
	Management fee	14,976
Total Other Expense		241,600
Net Other Income		(66,400)
Net Income		(73,530)

Access Apartments Affordable Housing, LLC

Annual Forecast FY26

Revised 5/29/2025



		Annual Forecast
Revenues		
	Development Funding	2,000,000
Total Revenue		2,000,000
Expenses		
Professional Fees		
	Marketing	550
	Accounting and Audit	25,000
	Legal Fees	3,000
	General Contractor	2,000,000
		2,028,550
General and Administrative		
	Taxes and Licenses	800
	Depreciation	-
		800
Total Expenses		2,029,350
Net Operating Income		(29,350)
Other Income		
	Rental Income	220,000
	Garage Rent	10,000
	Laundry Revenue	500
	Vacancy (2%)	(4,400)
Total Other Income		226,100
Other Expense		
	Annual Capital Reserve Contribution	37,400
	Monitoring Fees	3,000
	Utilities	16,800
	Property Tax	7,200
	Insurance	25,000
	Asset Management Fee	4,167
	Miscellaneous (repairs etc)	5,000
	Management fee (15%)	33,000
	Deferred Development Fees	45,000
Total Other Expense		176,567
Net Other Income		49,533
Net Income		20,183



Current Housing Projects

JUNE 2, 2025



Project	Location	Unit Mix	Status
Innsbruck Lodge	Mammoth Lakes	16 apartments	Pending final Certificate of Occupancy
Access Apartments	Mammoth Lakes	13 apartments	In construction Complete June 2025
Valley Apartments	Bishop	19 apartments	Predevelopment
Silver Peaks	Bishop	Rental + Ownership	Financing
Next Project	TBD	TBD	Identification – a lot of options!

Project Pipeline



Background

Funding

- Awarded Project Homekey 2 in May 2022 (\$4,560,000)

Acquisition

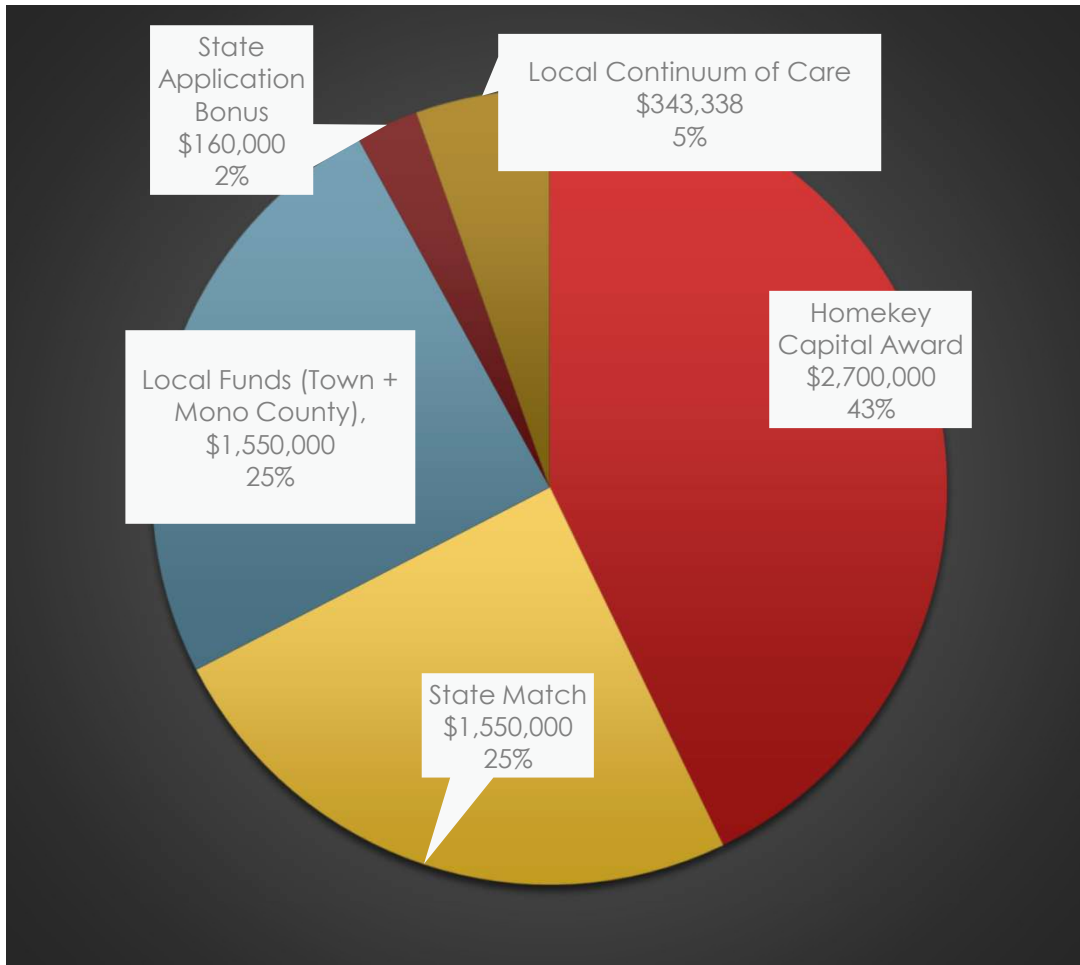
- MLH acquired property in August 2022

Permits

- Finished Demo March 2023
- Building Permit issued June 2023

Unit Delivery

- Temp Certificate of Occupancy for 6 units May 2024
- Final Certificate of Occupancy received April 2, 2025



Funding Stack

70% State
30% Local

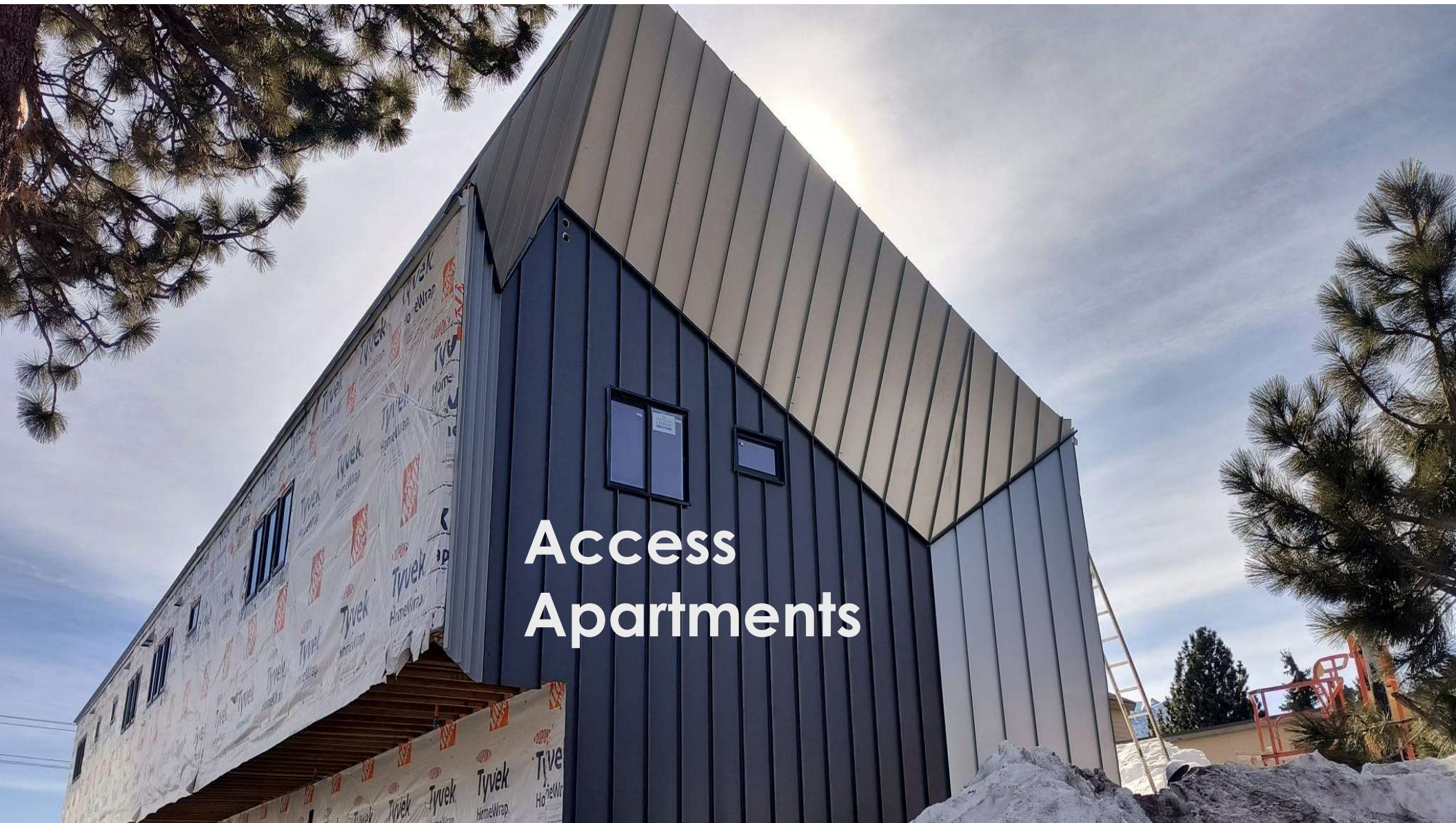


Apartment Photos

Project Update

- ▶ Electrical switchgear
- ▶ Bike racks
- ▶ Trash enclosure
- ▶ Fireplace
- ▶ Lease-up – 1 unit turnover/vacant
- ▶ Predevelopment Expense reimbursement from grant – working with intern on this now
- ▶ Other: Trash clean up, flat roof repairs/remove old switchgear, etc.





Access Apartments

Background



Acquisition

2017



Design Workshops

2018



Funding

CDBG and local, fundraising



Permits

Building Permit issued 2021



Unit Delivery

**Construction started July 2024
Complete estimated June 2025**



Serving Households

Earning 80% and 120% AMI



Affordability

Income Level	1 person	2 people	3 people
80% AMI	\$57,200	\$65,400	\$73,550
Affordable Rent (30% of	\$1,430	\$1,635	\$1,839
120% AMI	\$99,550	\$113,750	\$128,000
Affordable Rent	\$2,489	\$2,844	\$3,200

	Studio	1 - Bedroom
Market Rent	\$1,500	\$2,100 (420 sq ft)
Proposed Rent 80% AMI	\$1,250 – 2 units	\$1,500 (700 sq ft) – 5 units
Proposed Rent 120% AMI	N/A	\$2,000 (700 sq ft) – 6 units

Budget

- Change Orders: 2% increase to date, but there were cost savings in the original buy out
- Contingency used to date: \$0
- Pay App: #10 processed

Total Development Cost	\$11,060,441
Total Paid To Date	\$7,150,000
% Spent To Date	65%

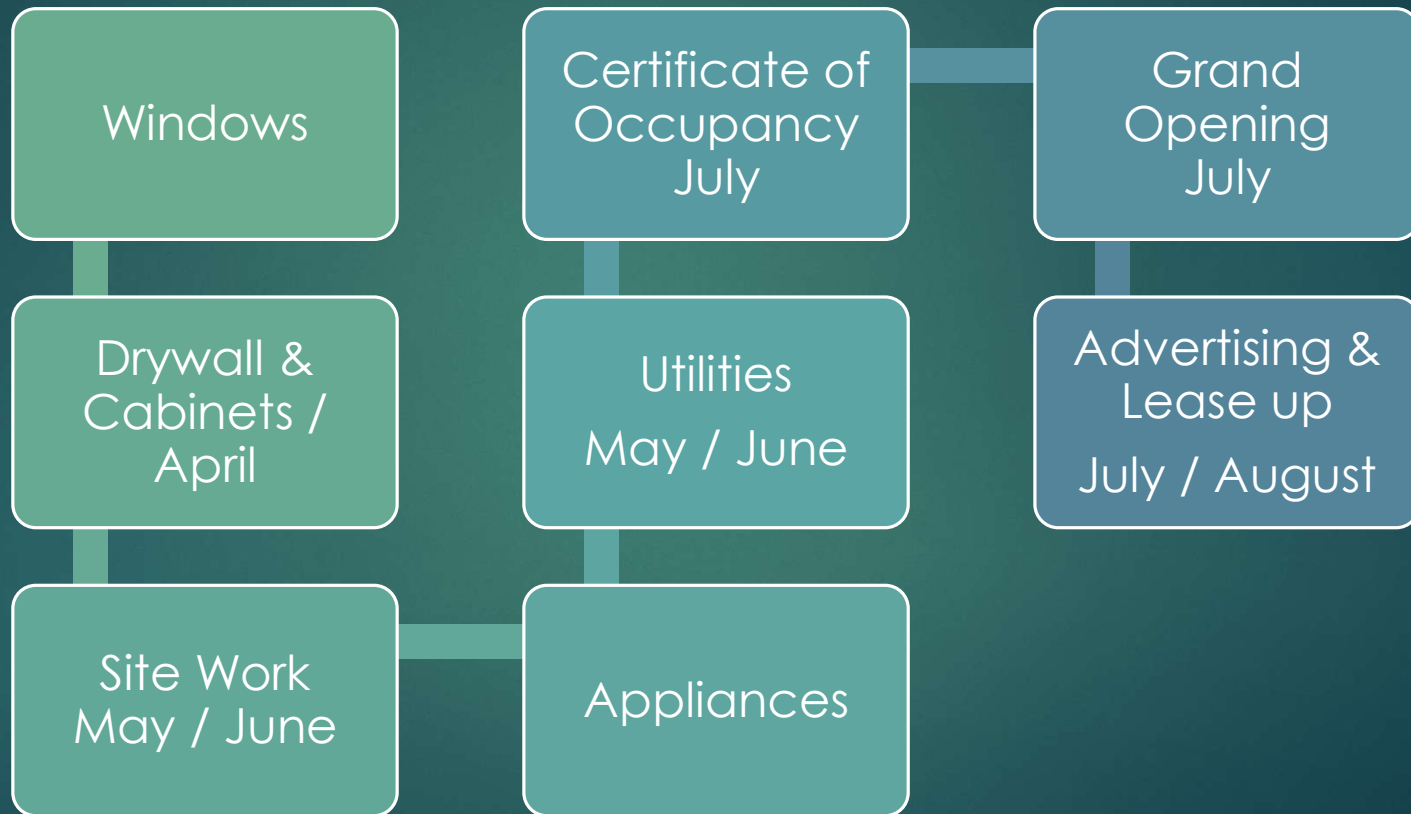
Site Walk May 21, 2025







Schedule



Valley Apartments

156 East Clark Street, Bishop, CA



Background

IMACA

Acquired in
the 1980's
1950's motel
17 studios +
2 one-
bedrooms

Acquisition

ESCH
entered
escrow 2022

Funding

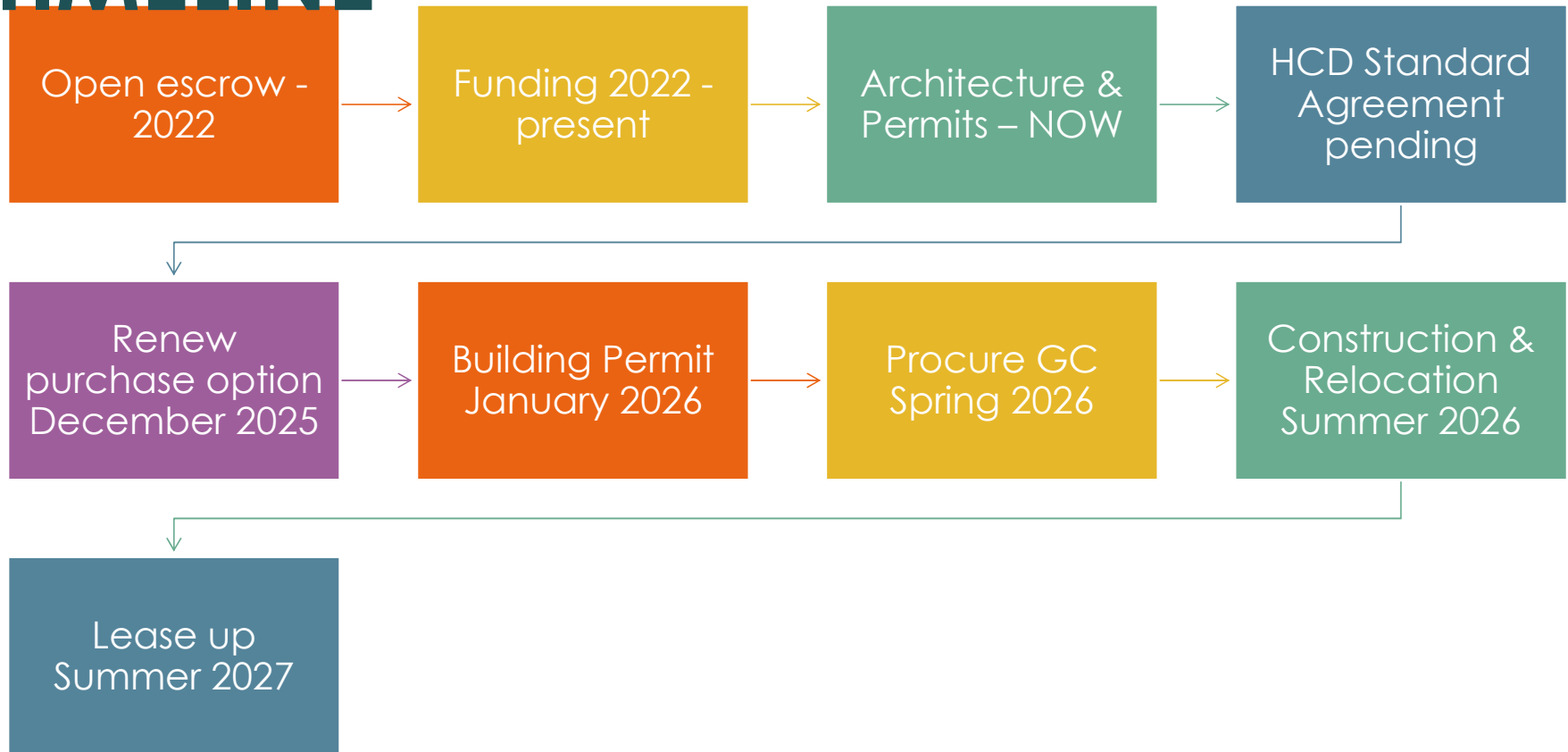
Portfolio
Reinvestmen
t Program

Next Steps

Procure
architecture
firm – now
Design &
building
permits
Procure GC
+ start
construction
2026
Complete
2027



TIMELINE





Thank you

PATRICIA ROBERTSON
EXECUTIVE DIRECTOR

EASTERN SIERRA COMMUNITY HOUSING 2024

Annual Report

A Year of Success

With a strong focus on delivering new housing, 2024 proved a remarkable year!

Thank you for reviewing our Annual Report and celebrating our 2024 success. This year, we completed five new apartments at the Innsbruck Lodge and broke ground on the Access Apartments. We also welcomed new team members and remained dedicated to innovative housing solutions for the communities of the Eastern Sierra.

Last year, our Board of Directors updated our Strategic Plan. This plan identifies investment opportunities, including new housing developments and innovative programs. Key highlights include managing three to four new development projects annually, expanding homeownership programs, and increasing our budget to hire more full-time staff.

We have much to look forward to! Just before the end of the year, we received a grant award of nearly \$5 million to acquire and rehabilitate the Valley Apartments in Bishop, CA. This grant brings our total funding leveraged over the past four years to approximately

\$15 million, an average of \$3.8 million per year!

We are excited to announce our partnership with the Chipln initiative, which invites local businesses to participate in creative efforts to tackle housing issues—one unit, one household, and one dollar at a time. Through the Chipln program, businesses that switch their credit card processors can demonstrate their support for housing. Chipln will then donate a portion of their credit card processing fees to Eastern Sierra Community Housing on a monthly basis.

I am enthusiastic about the opportunity to advance our collective impact. I trust that you find the updates in this report informative, and I look forward to continuing our collaboration in 2025.

Sincerely,



Patricia Robertson, Executive Director
Eastern Sierra Community Housing



EASTERN SIERRA
**COMMUNITY
HOUSING**

Eastern Sierra Community Housing supports workforce housing for a viable economy and a sustainable community.

eschousing.org | (760) 934-4740
DRE# 01519229



Access Apartments

This past summer we celebrated the final grant awards and ground-breaking at our long-awaited Access Apartments! The majority of the funding for this project comes from the State Department of Housing & Community Development through the federal Community Development Block Grant program (CDBG), in the amount of \$7 million.

This conversion from commercial to residential is made possible by a partial land donation from Sharon Alper, in loving memory of her husband Gordon. A longtime

Mammoth local, Gordon was an active community member, establishing his glass business when he noticed there was a need. Gordon served on the Mammoth Lakes Town Council, Mammoth Community Water District, and was an active member of the Lions Club.

The residential project will provide thirteen new long-term, one-bedroom and studio apartments, that will serve households earning below 120% and 80% of the Area Median Income for the next 55 years (or until 2079!). Other financial supporters for this

project include the Town of Mammoth Lakes, Mono County, and all of our many **private donors who helped raise nearly \$200,000!**

In July, Access Apartments received a certificate of Congressional Recognition for “providing affordable homes, building community, and strengthening the local economy.”

We expect to begin leasing these units before the end of 2025. If you or someone you know is interested in applying to live in one of these apartments, please visit our office to obtain an application.

INNSBRUCK LODGE

In 2022, ESCH submitted a grant application to the State Department of Housing and Community Development for Round 2 of Project Homekey funding to acquire and rehabilitate the Innsbruck Lodge. We were awarded \$4.4 million and completed the acquisition shortly thereafter. Additionally, we received financial support from the Town of Mammoth Lakes, Mono County, and the Eastern Sierra Continuum of Care.

This project will provide 15 apartments and one on-site manager unit for our tri-county area through the regional Coordinated Entry System.

In May 2024, we received a temporary certificate of occupancy for six apartments at the Innsbruck Lodge, despite delays in electrical switchgear due to supply chain issues. By June, we signed lease agreements with five households and our property manager moved in. We've since provided housing and support to youth, single parents, veterans, individuals with disabilities, and others facing housing insecurity.

The electrical equipment was delivered in January 2025 and will be connected by Southern California Edison in March. After final inspections and issuance of the final certificate of occupancy, leases will be signed in April and May 2025.





Valley Apartments

To cap off 2024 on a high note, we were awarded nearly \$5 million in funding from the State Portfolio Reinvestment Program (PRP) in December for the acquisition and rehabilitation of the Valley Apartments project in Bishop. ESCH has been in escrow to purchase this property since 2022 and has applied multiple times for funding to take ownership and restore the 1950s motel.

The Valley Apartments is a project currently owned by Inyo Mono Advocates for Community Action (IMACA), which has been operating it since the 1980s. It provides housing for low-income seniors and disabled households. In 2021, when IMACA started downsizing, ESCH stepped in to support the Valley Apartments, which is the largest affordable housing project within the city limits.

The PRP grant will facilitate the temporary relocation of current residents and the rehabilitation of all nineteen units, along with some site improvements. This will result in more efficient and safe homes that will remain affordable for the next 55 years. Once completed, we will own and operate this project as an additional community housing asset in our regional portfolio.

ESCH has partnered with Sierra Solar on a grant aimed at securing funding to install a new solar panel system on the rooftops of the project. As of 2025, the award for this grant is still pending due to the recent federal budget freeze and downsizing at the Department of Energy. We hope to collaborate with Sierra Solar and look forward to providing an update on this project next year.

Construction Project Pipeline

PROJECT	LOCATION	UNIT MIX	STATUS
Innsbruck Lodge	Mammoth Lakes	16 Apartments	Final Lease Up!
Access Apartments	Mammoth Lakes	13 Apartments	In Construction (Complete June 2025)
Valley Apartments	Bishop	19 Apartments	Predevelopment
Silver Peaks	Bishop	Rental & Ownership	Financing
Next Project	TBD	TBD	Identification



Housing Navigation

In partnership with Mono and Alpine counties, we now offer Housing Navigation services. Housing Navigation is a specific type of case management. Our staff work closely with clients to identify and navigate resources, search for housing opportunities, and create next steps towards housing stability. Some of these resources include funding to assist homeless youth, rental subsidies, community supports through Medi-Cal, disability advocacy, and more. Our team is uniquely poised to collaborate with local social service and behavioral health departments throughout the region to offer comprehensive wrap-around support to community members in need.

This program enables us to work closely

with the Eastern Sierra Continuum of Care, the federally designated homelessness intervention entity. In 2024, through this program we secured permanent affordable housing for two households facing homelessness.

Also, this year, we were awarded Emergency Solutions & Housing (ESG) program funding to provide emergency housing deposit and short-term rental assistance to those experiencing homelessness. This funding will help support the Innsbruck Lodge project as we work to provide safe, stable housing for our community members in need. In March 2025, we plan to apply for additional funding through this program to continue to provide these tools for crisis intervention.

Jerrett Mendez HOUSING NAVIGATOR

Jerrett Mendez is a housing professional with a BSBA from Haskell Indian Nations University. He previously served as the Housing Director for the Bridgeport Indian Colony, overseeing HUD homes and programs for Native American families. With Eastern Sierra Community Housing, Jerrett focuses on enhancing programs that help families secure stable housing and access essential resources. He is committed to teamwork and expanding access to housing services that promote long-term stability and well-being.



Our Newest Team Member
Jerrett Mendez

HOMEOWNERSHIP PROGRAMS

The Town of Mammoth Lakes' Bridge Program has grown our local homeownership portfolio by 9 units to date, totaling more than 50 units.

These households represent resilient and engaged community members and critical workforce in the local government, school district, food and beverage, and construction trade industries.

The Town of Mammoth Lakes and our Board of Directors continue to support local homeownership programs. Our program is unique among housing authorities and nonprofits in California, and we are proud to continue to preserve and grow our land trust portfolio.

Clients often ask when we will expand these programs into unincorporated Mono County and the City of Bishop. We encourage these government partners to work with us in the future.



Meridian Court Condos



Nonprofit of the Year

Eastern Sierra Community Housing was awarded the California Nonprofit of the Year! We were nominated by Senator Marie Alvarado-Gil from California's Senate District 4 for our efforts in supporting the workforce and local businesses.

In June, Supervisor and Board member Jennifer Kreitz and our Executive Director, Patricia Robertson, accepted a Resolution from the Senator in Sacramento. A total of 117 nonprofits from across the state were celebrated by both Assemblymembers and Senators during a luncheon held on the Capitol Grounds.

This recognition is truly an honor and serves as a reminder that our work is impactful and appreciated.



chipin

We Support Community Housing

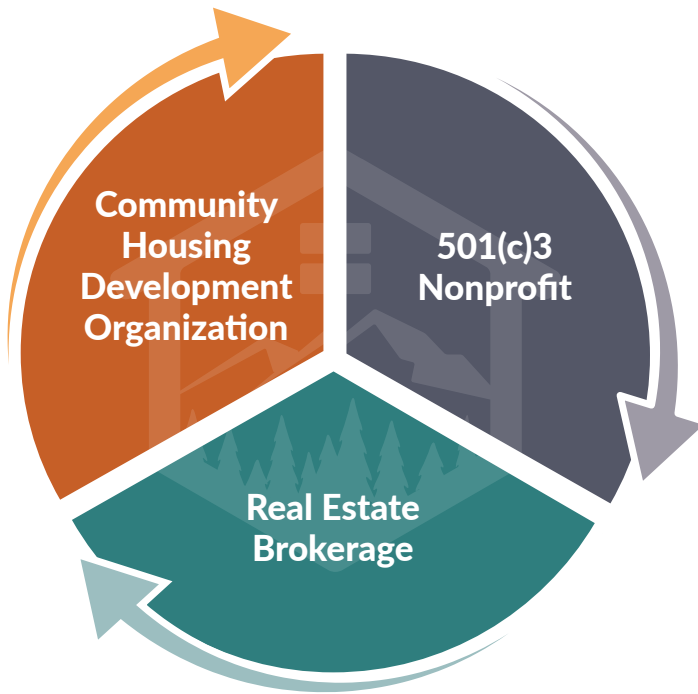
Fundraising

In 2024, we partnered with Gregg Garfield and the ChipIn initiative to launch an innovative program aimed at supporting local businesses while raising funds for the organization's mission. The ChipIn program allows businesses to easily switch their credit card processors, with a portion of the processing fees donated to ESCH each month.

Since its launch, the program has already enrolled several local businesses, including Ready4Rentals and Mammoth Reservations, and is generating essential monthly contributions toward the nonprofit's goal of providing stable, quality housing for the region.

The ChipIn program offers businesses a way to give back to their community without incurring extra costs. By switching credit card processors, participating businesses can contribute to a shared mission of community stability and affordable housing. This innovative approach enables local businesses to support the efforts of ESCH while still protecting their profit margins.

We are excited to witness the ChipIn program take off and make a genuine impact in our community. This initiative reflects our mission to support community housing while also promoting local businesses and fostering a stable economy. In the coming year, ESCH plans to expand the ChipIn program and invite more businesses to participate in this meaningful initiative. To learn more, visit www.chip-in.org.



Why is ESCH Unique?

Eastern Sierra Community Housing is a 501(c)3 nonprofit organization allowing us to receive charitable donations, such as cash and personal or real property. This designation gives private donors the opportunity to give back to community housing projects, while also making us eligible for state and federal grant funding.

Our real estate brokerage allows us to pair clients with homeownership opportunities, provide local land trust stewardship, and facilitate property management services in-house.

We are the only State-certified Community Housing Development Organization in the region, which gives us a competitive advantage for funding. This achievement fosters community trust and requires low-income representation in our organizational structure, ensuring that our programs meet community needs.

Board of Directors

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

Staff

Patricia Robertson, *Executive Director*
 Erik Guzman, *Program & Project Associate*
 Isaura Ocampo, *Housing Navigator*
 Olya Egorov, *Housing Navigator*
 Jerrett Mendez, *Housing Navigator*
 Jose Diaz, *Property Manager*

Eastern Sierra Community Housing (ESCH) is a 501(c)3 non-profit organization supporting community housing in Mono, Inyo, and Alpine counties in the Eastern Sierra Nevada.

FISCAL YEAR 2023/24

Financial Statement

Revenue	\$1,429,098
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Expenses	\$675,559
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ASSETS

CalHome Program Reuse Fund	\$65,877
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Net Fixed Assets	\$9,638,713
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Liabilities	\$7,552,488
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Project, Maintenance, & Admin Reserves	\$282,260
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Total Net Assets	\$2,999,374
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EASTERN SIERRA
COMMUNITY
HOUSING



EQUAL HOUSING
OPPORTUNITY



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Positive Impacts of Workforce Housing



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