



EASTERN SIERRA
**COMMUNITY
HOUSING**

*Mammoth Lakes Housing, Inc.
supports workforce housing
for a viable economy and
sustainable community.*

STAFF REPORT

Subject: Staff Report

Dates: January & February 2024

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

Prepared by: Isaura Ocampo, Housing Navigator

RENTAL PROGRAMS

Rental Unit Turnover:

- No unit turnover
- Meeting to discuss the efficiency of the Rental Waitlist
- Currently in search of a NEW Property Manager

Waitlist Management:

- 197 Households
- 536 individuals (including 242 children under 18)
- 26% are households of 2
- 70% are households of 1, 2, 3
- 47% have income below 50% AMI

HOMELESSNESS INTERVENTION & HOUSING NAVIGATION

Housing Navigators:

- DEI Update: Olya
- Regional PIT Count Results Update
 - 12% for Adults,
 - 15% in unaccompanied Youth,
 - 7% for Veterans
- Beginning Tenant Selection for Innsbruck Lodge project
- Navigation for various clients in Mono and Alpine counties

- Includes outreach and coordination for clients for The Parcel
- Enrolled in HUD 12-week Services Seminar
- Continuing search for Rental Subsidies for Innsbruck Lodge
- Submitted first Main Stream Voucher to Stanislaus County Housing Authority

Coordinated Entry

- 71 households entered into coordinated entry by ESCH staff
- Currently, 242 households in the Coordinate Entry System
 - Working to transfer all clients to the SPDAT system
- Policies and Procedures Subcommittee

Transitional Housing

- Birch Creek in June Lake
 - Currently occupied
 - Capital Reserve used (\$5,200)
 - Capital Reserve balance \$24,800.
 - Coord tenant move-out to permanent housing
 - Coord repairs (windows and interior railing)
 - Coord new template tenant occupancy agreement
 - \$5K To MLH for Operating Reserve from Mono County
 - Coord with CES for next transitional household for occupancy

OWNERSHIP PROGRAMS

Deed Restriction Retention & Land Trust Expansion

Town of Mammoth Lakes Bridge Program

- Annual Monitoring 81% Submitted
 - 2 active compliance cases
- 2 units currently available through the Bridge Program 80-120% AMI
 - 2+ loft / 2 bath
 - 1 bedroom + garage
- 3 additional units coming online soon
 - 1+ loft / 2 bath + garage
 - 1 bedroom + garage
 - 2 bedroom / 2 bath

Mortgage Assistance

Jurisdiction	Funding Source	AMI	~ Funds Available	Notes
Town	CDBG	80%	~ \$385,000	<i>Available to use</i>
Town	HOME Reuse	80%	~ \$100,000	Pending
Mono County	HOME	80%	~ \$455,800	To be disencumbered
MLH – Mono County + Town	CalHome	80%	~ \$881,000 funds available	Available for: <ul style="list-style-type: none"> • Mortgage Assistance • Rehab • ADU Loans
Town	PHLA	120%		<i>Waiting for Guidelines from State</i>
Town	BEGIN Reuse	120%	~ \$0	Available at Specific Complexes
Mono County	Local	120%		<i>Pending Approval & Guidelines</i>

State Income Levels – Current (06/15/2023)

	1 HH	2 HH	3 HH	4 HH
80% AMI	\$47,600	\$54,400	\$61,200	\$68,000
100% AMI	\$67,050	\$76,650	\$86,200	\$95,800
120% AMI	\$80,450	\$91,950	\$103,450	\$114,950

Other Work Items Currently Ongoing

- Internal process improvements
 - Internal trainings on AP/AR
 - Accounting firm
 - Payroll
 - Timekeeping
 - Financial reports
 - Audit
 - Dropbox / Microsoft / Email updates
- CCRH internship recruitment
- Tenant Relations and Asset Management
 - Star Apartments
 - Annual income certification in process
 - Winter 22/23 repairs and insurance claim
- RCAC HUD Homeownership Counseling Plan
- 2023 Annual Report
- Rebranding
 - Exterior signage
 - Stickers
 - Legal process (letters going out to all partners/contracts)
- Alpine County Housing Roundtable Discussions
 - Program and project ideas
 - Grant opportunities
 - Potential partnerships
- Grant Coord & admin on Innsbruck Lodge Rental Assistance Funds

Upcoming Work Program Items

- Community Education – Credit Reports and Credit Scores
- Patricia - Broker's License = 9 courses, 45 hours each
 - 4 courses completed
- Erik – Homeownership
 - *NeighborWorks Homeownership Counseling Certified!*
 - HUD Counselor Test TBD

Reminders

Reschedule April Board meeting
Form 700s – Due April 2, 2024

Upcoming Board Meeting Items

2023 Draft Audit
PLHA Grant Programs

- Town – DPA
- Inyo – ADU/Rehab Loans
- Bishop – ADU/Rehab Loans