



# EASTERN SIERRA COMMUNITY HOUSING

FORMERLY



## Eastern Sierra Community Housing Board Regular Meeting Minutes

January 8, 2024, 6:00 p.m.  
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall, Board Member Amanda Rice

Members Absent: Treasurer Lindsay Barksdale, Board Member Heidi Steenstra

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### 1. **Call to Order**

President Kirk Stapp called the meeting to order at 6:02 p.m. in the Council Chambers at 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

### 2. **Public Comments**

Field Representative for California State Senator Marie Alvarado-Gil District 4 Heidi Mayerhofer introduced herself and said that their office was interested in all

things housing and that they wanted to make themselves available to ESCH in whatever way they may be helpful to their project.

### **3. Consent Agenda**

Moved by Board Member Amanda Rice  
Seconded by Vice President Tom Hodges

Approve the Consent Agenda.

For (6): President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (3): Treasurer Lindsay Barksdale, Board Member Tony Perkins, and Board Member Heidi Steenstra

Carried (6 to 0)

### **3.1 Approval of the Minutes from the December 11, 2023 Regular Board Meeting**

### **4. Policy Matters**

#### **4.1 The Board will elect a new President.**

Executive Director Patricia Robertson outlined the information in the staff report.

Ms. Robertson said that the appointment of officers would be effective at the next meeting.

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

Moved by Board Member Jennifer Kreitz  
Seconded by Board Member Amanda Rice

Appoint Tom Hodges as President of the Eastern Sierra Housing Community Board.

For (6): President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (3): Treasurer Lindsay Barksdale, Board Member Tony Perkins, and Board Member Heidi Steenstra

Carried (6 to 0)

#### **4.2 The Board will elect a new Vice President.**

Board Member Tony Perkins joined the meeting at 6:09 p.m.

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

Moved by Board Member Sarah Nuttall

Seconded by Board Member Jennifer Kreitz

Appoint Lindsay Barksdale as Vice President of the Eastern Sierra Community Housing Board.

For (7): President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (2): Treasurer Lindsay Barksdale, and Board Member Heidi Steenstra

Carried (7 to 0)

#### **4.3 The Board will elect a new Treasurer.**

There was discussion among members of the Board.

Moved by Vice President Tom Hodges

Seconded by Board Member Amanda Rice

Appoint Sarah Nuttall as Treasurer of the Eastern Sierra Community Housing Board.

For (7): President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (2): Treasurer Lindsay Barksdale, and Board Member Heidi Steenstra

Carried (7 to 0)

**4.4 The Board will receive a draft of the 2024 Strategic Plan and provide feedback.**

Executive Director Patricia Robertson outlined the information in the staff report.

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

Staff was given direction to incorporate the Board's feedback into the Strategic Plan and bring it back at the next meeting for adoption.

**4.5 Approve Agreement between the Town of Mammoth Lakes and Mammoth Lakes Housing to provide \$2.2 Million in funding for Access Apartments Project.**

Executive Director Patricia Robertson outlined the information in the Town of Mammoth Lakes (TOML) and MLH Agreement for Funding Support of the Access Apartments.

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

Moved by Board Member Amanda Rice

Seconded by Board Member Jennifer Kreitz

Approve the Agreement between the Town of Mammoth Lakes and Mammoth Lakes Housing to provide \$2.2 Million in funding for Access Apartments Project.

For (7): President Kirk Stapp, Vice President Tom Hodges, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall, and Board Member Amanda Rice

Absent (2): Treasurer Lindsay Barksdale, and Board Member Heidi Steenstra

Carried (7 to 0)

**4.6 The Board will receive an analysis of options for partnering on housing solutions in the unincorporated area of Mono County.**

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson introduced Paul McFarland with the Mono Basin Housing Working Group.

Mr. McFarland spoke about the desire for enhanced capacity to protect the existing stock of housing in the unincorporated areas of Mono County and to get people into those homes. He said that he wanted to kick off a conversation as to how to start this without the Mono Basin Housing Working Group being duplicative in their efforts. He discussed the possibility of forming a separate entity to move forward with raising funds that was not in competition with ESCH to purchase homes in some type of housing trust model or try to fast track a Bridge Program at the County level.

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

Staff was given direction to work with ESCH's Legal Counsel to explore creation of an hoc committee to work with the Mono Basin Housing Working Group.

**4.7 The Board will consider the merits of a partnership with CardConnect's Chipin program to accept a portion of credit card processing fees from local participating businesses on an ongoing basis.**

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson introduced Chip In/Card Connect East Valley Co-Founder/Chief Executive Officer Gregg Garfield.

Board Member Brian D'Andrea left the meeting at 8:35 p.m.

Mr. Garfield spoke about the history of the Chip In/Card Connect program and how it had been used so far in our community and outlined the information in the Card Connect PowerPoint presentation.

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

Staff was given direction to move forward with a partnership with Card Connect.

**4.8 The Board will receive research on State and local requirements for ADU/JADUs.**

Executive Director Patricia Robertson and Housing Navigator Olya Egorov outlined the information in the staff report and thanked Matt Scott for his assistance with preparation of this item.

TOML Acting Community and Economic Development Director Nolan Bobroff provided additional information regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) .

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

**4.9 The Board will consider approval of the contract for services with Inyo County for their Rehab and ADU program funded through the Permanent Local Housing Allocation Program under grant agreement 2240-PLHA-17669.**

Executive Director Patricia Robertson reported that Inyo County requested that this item be pulled from the agenda until further revisions had been made to the Permanent Local Housing Allocation (PHLA) contract.

**4.10 The Board will receive an update on the Innsbruck Lodge Project Homekey conversion.**

Program and Project Associate Erik Guzman-Rangel and Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between staff and members of the Board.

**4.11 The Board will receive an update on the Access Apartments project.**

Program and Project Associate Erik Guzman-Rangel and Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between staff and members of the Board.

**4.12 MLH Programs Update.**

Program and Project Associate Erik Guzman-Rangel, Executive Director Patricia Robertson, and Housing Navigator Olya Egorov outlined the information in the staff report.

There was discussion between staff and members of the Board.

**5. CLOSED SESSION**

This item was continued to the next meeting.

**5.1 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.**

**5.2 Pursuant to Government Code Section 54956(b) and 54957.6 the Board shall hold a closed session with the Board's designated representative(s), regarding the discussion of the local agency's budget with regards to salaries, salary schedules, or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's budget and available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action will be taken.**

**6. Consideration of merit pay increase for the Executive Director based on the Performance Evaluation conducted by the Board of Directors in accordance with organization's policy, as well as consideration of a cost-of-living increase.**

This item was continued to the next meeting.

**7. Board Member Reports**

Board Member Amanda Rice reported that there was a Short Term Rental Advisory Committee meeting scheduled to be held on January 11th at 5:00 p.m. in Suite Z.

Vice Chair Tom Hodges announced that the new Chair 16 at the Mountain had opened.

Board Member Jennifer Kreitz reported that the Mono County Board of Supervisors would discuss funding sources for affordable housing at their meeting on the 16th.

President Kirk Stapp reiterated that his Homeowners Association (HOA) was having difficulty finding employees.

There was discussion among members of the Board.

**8. Adjourn**

The meeting was adjourned at 9:27 p.m.

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Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

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Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.