



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

STAFF REPORT

Subject: Program Updates

Date: November 4, 2024

Presented by: Isaura Ocampo, Housing Navigator

Staff Support: Patricia Robertson, Executive Director
Erik Guzman-Rangel, Program & Project Associate

RENTAL PROGRAMS

Rental Waitlist Management & Coordination

- Reviewed statistics and identified no unit turnover.
 - 403 individuals
 - 86 % have income below 80% Area Median Income (AMI)
 - 144 Households
 - Removed 60+ Applicants dating back to 2015 for the following reasons:
 - No active phone number
 - No active email
 - No active mailing address,
 - Homeownership Program
 - No longer Interested
- Rental Units
 - Pending Units due to rehab funding
 - Waitlist was submitted to Property Supervisor (Santos)

HOMELESSNESS INTERVENTION & HOUSING NAVIGATION

Housing Navigation

- NEW Alpine County Housing Navigator!
 - ChangeWell Training for Housing Case Management
 - Property Management Proposal
 - Taking the lead on the ESG Grant for temporary rental assistance at Innsbruck Lodge

- HDAP (Housing Disability Advocacy Program)
 - 1 Client Formally Enrolled
 - 2 Potential Clients
- Rental Subsidies
 - COC Competition funding through ESG Program/HCD – Innsbruck
 - Anthem Funds – Innsbruck Lodge Tenant
 - **New** CalAIM Funding (TBD) 6 potential months' worth of Assistance!
 - Exploration of contracting out for CalAIM billing/admin so that ESCH can be paid for services through managed care plans
 - Stanislaus Regional Housing Authority
 - 2 Successful Mono County Mainstream Voucher
 - HCV Application (Housing Choice Voucher) – 3 Submitted Applications
 - Improving Communication w/their office & staff
 - **NO MORE MINSTREAM VOUCHERS AVAILABLE FOR INYO/MONO/ALPINE COUNTIES**
- Parcel Project Town of Mammoth Lakes
 - Property Manager for the Parcel - Rodrigo Lucero
 - Strengthening Communication
 - 3 Active Participants we are facilitating communication
 - COC / HMIS training with Inyo County Health and Human Services – Project Type
 - Input Data
 - Project Types and Purposes
 - Pull Reports for Reporting Purposes
 - Will input Individual Client Data for Mono County Projects (SUD Transitional Housing, Sawyer Project) and Eastern Sierra Community Housing Projects (Birch Creek Transitional Housing, Innsbruck Lodge)
- Coordinated Entry System Tri-County Area (Jan '24 – To Date)
 - 254 Clients in ALL Coordinated Entry Systems (CES)
 - 97 Households with Active Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT)
 - 61 Minors
 - 47 Household Assessments done by ESCH Staff (Renewing every 3 months)

Continuum of Care

- Participate in monthly meetings
- Annual Point In Time (PIT) Count for 2025
 - Subcommittee will be created

Permanent Housing (PH) Project – Innsbruck Lodge in Mammoth Lakes

- Finalized the Property Management & Tenant Selection Plan
- Initiating the next phase for the next 10 tenants
- Coordinated with Property Manager for Tenant Related Concerns
- Utilizing Housing Retention Action Plans to help tenants

- Coordinated Managed Care Plan opportunities, including security deposit financial assistance that could result in \$250.00 per household referral (more details to come).
- Case Management for all 5 Innsbruck Lodge Tenants
- Found an IHHS (In-Home Supportive Services) Caretaker for 1 Tenant (First IHHS Caretaker in Mammoth Lakes!)
- Open Unit (November 2024) Transiting a Tenant to the Parcel

Transitional Housing (TH) Project – Birch Creek in June Lake

- Tenant expected to Move out into the Parcel Project November 1st 2024
 - The next tenant will be selected through the Coordinated Entry System.
- Schedule move-out inspection
- Repairs that need to be completed: windows, interior banister
- Used \$5,200.00 of the Capital Reserve to date with a balance of \$24,800.00.

Partners

- Mono County Social Services
- Mono County Behavioral health
- Inyo County Health & Human Services
- Alpine County Probation
- Mono County Office of Education
- Stanislaus County Housing Authority
- Buckingham Property Management

OWNERSHIP PROGRAMS

Homeownership Counseling and Community Outreach

- Community Education: Credit Counseling
 - November 5th at the Mammoth Lakes Library @ 5:30 PM
 - Partners **Kelly Gardner from American Pacific Mortgage** and **Robert Sharp from Eastern Sierra Community Bank**

Homeownership Stewardship

- Annual Monitoring – 50% complete
 - 1 active compliance case
 - Closed escrow on buy-back of deed restricted Nordica unit (50% AMI) using Town Revolving Loan Fund; processing two potential households

Bridge Program

Town of Mammoth Lakes

- 7 total units sold since FY 21/22
 - Average of 2 Bridge units per year in addition to other resales
- 3 units currently available for sale at 120% AMI and 150% AMI
 - 2+ loft / 2 bath + garage (Town-owned)(see attached flier)
 - 1 bedroom + garage (Town-owned)(see attached flier)
 - 2 bedroom / 1 bath (ESCH-owned)

- Processing a lot of clients (~20)

Mono County Pilot

- Supervisors allocated funds for pilot program
- Meeting with staff
- ESCH provided proposal to administer the program

Mortgage Assistance

Jurisdiction	Funding Source	AMI	~ Funds Available	Notes
Town	CDBG	80%	~ \$480,000	Available
Town	HOME Reuse	80%	~ \$100,000+	Available
MLH – Mono County + Town *processing 1 client in TOML for ADU/Rehab loan	CalHome	80%	~ \$881,000 funds available	Available for: <ul style="list-style-type: none"> • Mortgage Assistance • Rehab • ADU Loans
Town	PHLA	120%		Available
Town	BEGIN Reuse	120%	~ \$0	Available at Specific Complexes
Mono County	Local	120%		Pending Approval & Guidelines

- Quarterly reporting
- Periodic meetings/correspondence with State/partners

DEVELOPMENT PROJECTS

Innsbruck Lodge

- See PowerPoint

Access Apartments

- See PowerPoint

Valley Apartments

- Staff executed the Project Report for HCD to present to the Internal Loan Committee
- Staff submitted updated Relocation Plan to HCD
- Staff to issue RFP for architectural services

- Next steps:
 - Communicate with partners including the City
 - Close escrow on acquisition
 - Select architect
 - Submit building permit
 - Confirm construction lender
 - Accept bids for General Contractor, and select

Silver Peaks

- Meeting the week of 9/30
- Discussion of viability of financing tools including AHSC and tax credits

Other Opportunities

- Inyo County Health & Human Services project possible partnership
- Mono Lake Tribe conversations
- Glass Mountain acquisition in Mammoth Lakes
- Role in safe parking
- Alpine County

OTHER PROJECTS/PROGRAMS

Internal Systems & Administration

- Auditors visit 10/22
- Updated Microsoft licenses and staff computer changes
- Hired hourly real estate transaction coordinator to help with Bridge program
- Hired and onboarding of new Housing Navigator
- Annual insurance renewals completed

Upcoming Board items

- PLHA contracts for rehab programs in Inyo County and Bishop
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- Housing Navigator contract renewals (expire in June 2025)
- Town of Mammoth Lakes contract renewal (June 2025)

Other

- CA Coalition for Rural Housing conference and Tribal Housing Roundtable