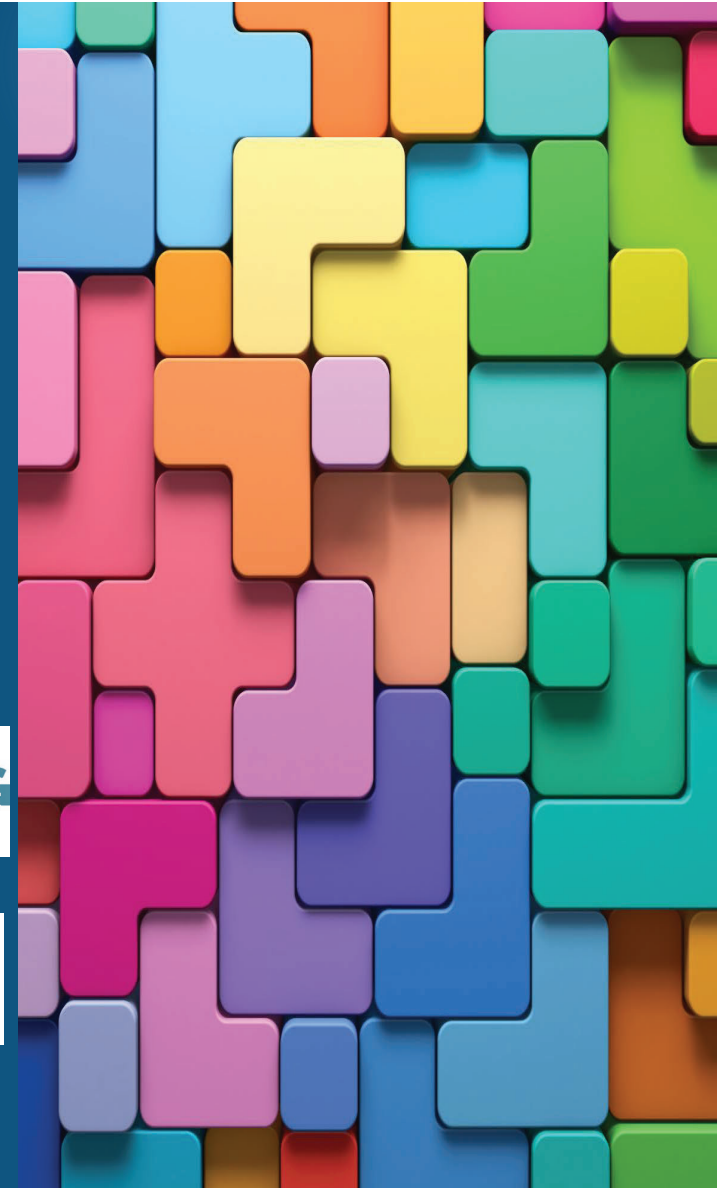


# ESCH-TOWN Meeting

FEBRUARY 19, 2025

NOLAN BOBROFF  
COMMUNITY & ECONOMIC DEVELOPMENT  
DIRECTOR, TOWN OF MAMMOTH LAKES

PATRICIA ROBERTSON  
EXECUTIVE DIRECTOR, EASTERN SIERRA  
COMMUNITY HOUSING







# Agenda

- ▶ What's new ESCH?
  - ▶ Adopted strategic plan
  - ▶ Hiring 1 FTE and 1 intern
- ▶ What's new Town?
  - ▶ Recruitment of housing manager
  - ▶ Regional needs assessment
  - ▶ Measure L funds committed to housing
- ▶ Rental
- ▶ Ownership
- ▶ Contract Discussion



# RENTAL PROJECTS & PROGRAMS

## ▶ ESCH

- ▶ Innsbruck Lodge
- ▶ Access Apartments

## ▶ TOWN

- ▶ Parcel Phase 1
- ▶ Parcel Phase 2
- ▶ Van Life



# Rental – ESCH – Innsbruck Lodge





# Innsbruck Lodge - ESCH

Grand Opening 3/19 Council meeting

Full lease up April 1, 2025

Role of contracts with Mono and Alpine in increasing staff capacity (HUD, COC, CES, etc.)

Homelessness or At-Risk requirement  
Short-term rental assistance

Propane tanks and gas access



# Rental – ESCH -- Access Apartments









# Access Apartments - ESCH

Prepping for drywall installation Feb/March

Metal siding and roof arriving in February

On schedule to lease up late summer/fall 2025

Serving households below 120% AMI



# Income Limits

7 units will serve below 80% AMI  
6 units will serve below 120% AMI

Household Size	Max Gross Annual Income – 80% AMI	Max Gross Annual Income – 120% AMI
1	\$52,350	\$88,950
2	\$59,800	\$101,700
3	\$67,300	\$114,400



# Rental – Town of Mammoth Lakes



## Parcel

- Phase 1 (Sawyer) Completed
- 81 units leased-up in Dec 2024
- Phase 2 (Kingfisher) under construction
- 76 units in Phase 2.1
- 72 units Phase 2.2 awaiting funding
- Mix of 30% - 80% AMI units (rents range from \$400 - \$1,800 depending on AMI group and HH size)



## Van Life

- Partnership between Mono County, the Town, and MMSA
- Leasing of spaces for vehicle parking
- Site control by Mono County was achieved in January 2025
- Staff continue to work on the agreement with MMSA to define roles and responsibilities
- Site to include restrooms, trash, snow removal and tentatively showers and potable water
- Low Barrier Navigation Center CEQA exemption – requires services to connect tenants to permanent housing through coordinated entry system





# Ownership



## Joaquin

4 units, Nearing completion  
\$550K purchase price



## Parcel

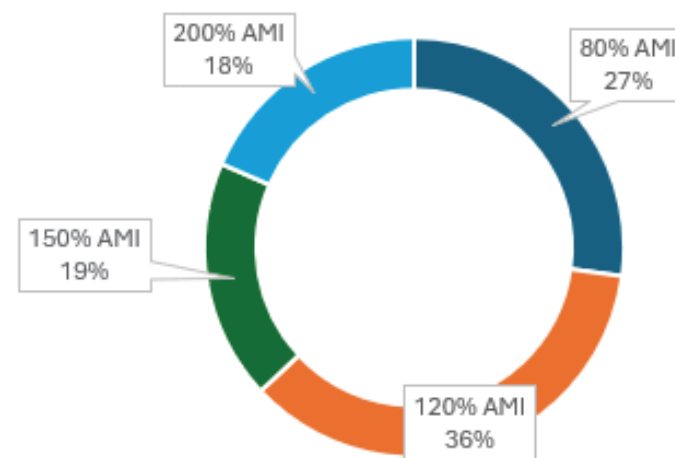
35-40 units  
Town direction is for 2-, 3-, and 4-plexes  
150% - 200% AMI



## BRIDGE Program

8 units sold; 1 in escrow (2/24 close date); 2 for sale; 1 being rented  
Average subsidy of \$135K  
Clients employed in Public Service, Retail, Food & Beverage, School District, Trades, Property Mgmt, Non-Profit

## Household Income of Current Applicants





# Ownership

## -- Testimonials --

- ▶ It's always been my dream to own a house in Mammoth and be able to live in it comfortably as in not having two jobs. So I would just say I'm really grateful to the town and Mammoth Lakes Housing for making my dream come true.
- ▶ Thank you, Town of Mammoth Lakes, for providing sustainable housing for our long-time professional residents. As a recipient of the Bridge Program's Down Payment Assistance Program, I can personally attest to the professionalism and genuine dedication of the Town's Housing Director, Patricia Robertson. She went above and beyond to facilitate the proper documentation to get our new and forever home in our beloved community... which was a huge relief as we were quickly approaching homelessness. This experience reminds us of the true meaning of "community". The Town recognized a need and took the right steps to address it.
- ▶ Thank you so much for everything. We are so grateful for this program. Had it not been for this program we would not have been able to become homeowners in this town. I have been with the county for 10 years and now being a homeowner because of this program in this town, I feel as though I can actually retire from the job that I love and continue to serve my community. Thank you again.



# Ownership Program Challenges

## Challenges

- High interest rates
- High market prices
- Increases in HOA & Insurance costs

## Program Ideas / Concepts

- Lease to own
- Remote workers
- Direct sale to clients
- Option for equity share to remove DR





# Contract Discussion

- ▶ Contract renewal June 2025
  - ▶ The role of the Brown Act
  - ▶ Bridge Program partner
  - ▶ Deed restriction stewardship
    - ▶ Expanded community land trust (adding more units through Bridge and Development Agreements)
  - ▶ Open office hours and housing navigation services
  - ▶ Leveraging staff time to bring more money to the community for housing programs and staff capacity (internship, etc.)
  - ▶ Safe-parking pilot program participation
  - ▶ Other topics



# Additional Comments & Concerns

► Nolan Bobroff

Community & Economic Development Director  
Town of Mammoth Lakes

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