

SILVER PEAKS APARTMENTS AND TOWNHOME COMMUNITY

Patricia Robertson, Executive Director
Eastern Sierra Community Housing, Inc.



EASTERN SIERRA
**COMMUNITY
HOUSING**

Carol J. Ornelas, President/CEO
Visionary Home Builders of California, Inc.



Visionary
Home
Builders
of CALIFORNIA

Visionary's Mission

... FOR THE PAST 40 YEARS

Is to create and advocate for healthy, vibrant, safe communities through the development of affordable housing and educational opportunities for families, seniors and individuals of low and moderate income.

***WE ARE A 501(C)(3) NON-PROFIT ORGANIZATION
SPECIALIZING IN AFFORDABLE HOUSING DEVELOPMENT,
WITH OUR OWN PROPERTY MANAGEMENT COMPANY AND
HUD-CERTIFIED HOUSING COUNSELING SERVICES.***



EASTERN SIERRA COMMUNITY HOUSING

***WE ARE A 501(C)(3) NON-PROFIT ORGANIZATION,
AND THE ONLY COMMUNITY HOUSING
DEVELOPMENT ORGANIZATION SERVING THE TRI-
COUNTY. WE SPECILIZE IN FIRST-TIME HOMEBUYER
PROGRAMS, MULTIFAMILY DEVELOPMENT, AND
HOMELESSNESS PREVENTION. WE HAVE SERVED
THE REGION SINCE 2002.***

FOUNDATIONAL ELEMENTS

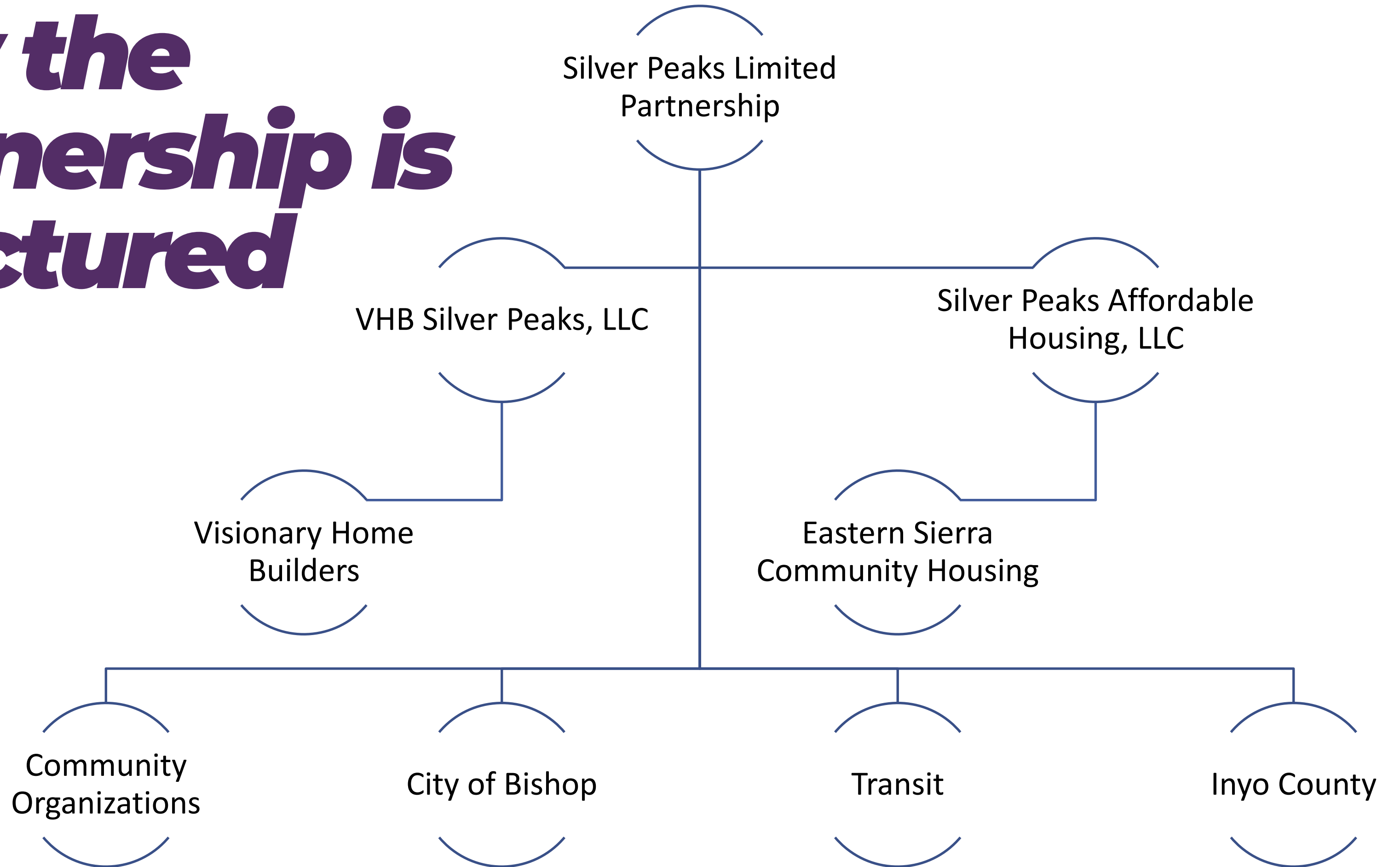
Vision

Communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing.

Mission

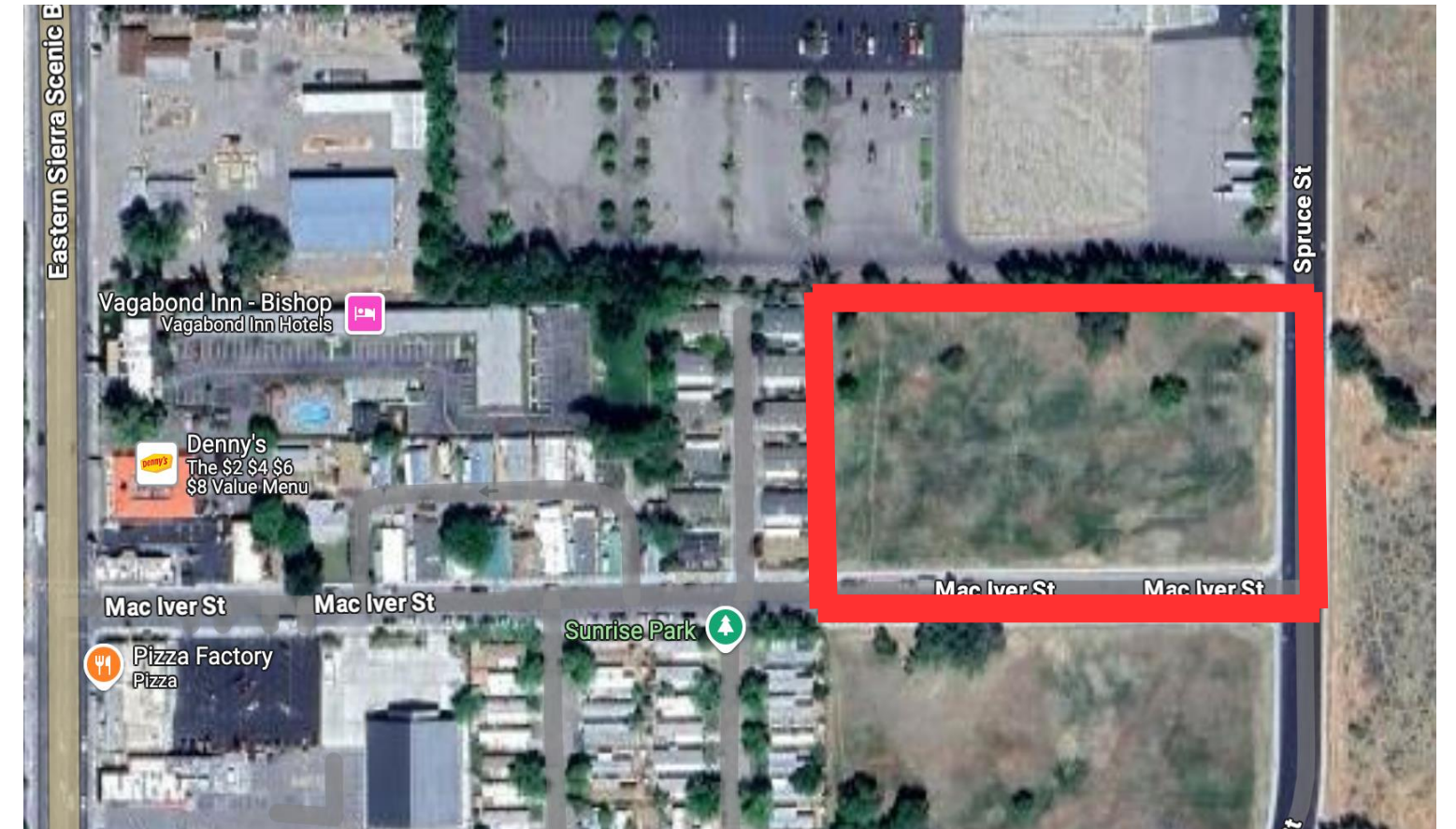
Eastern Sierra Community Housing provides and supports community housing for a viable economy and a sustainable community.

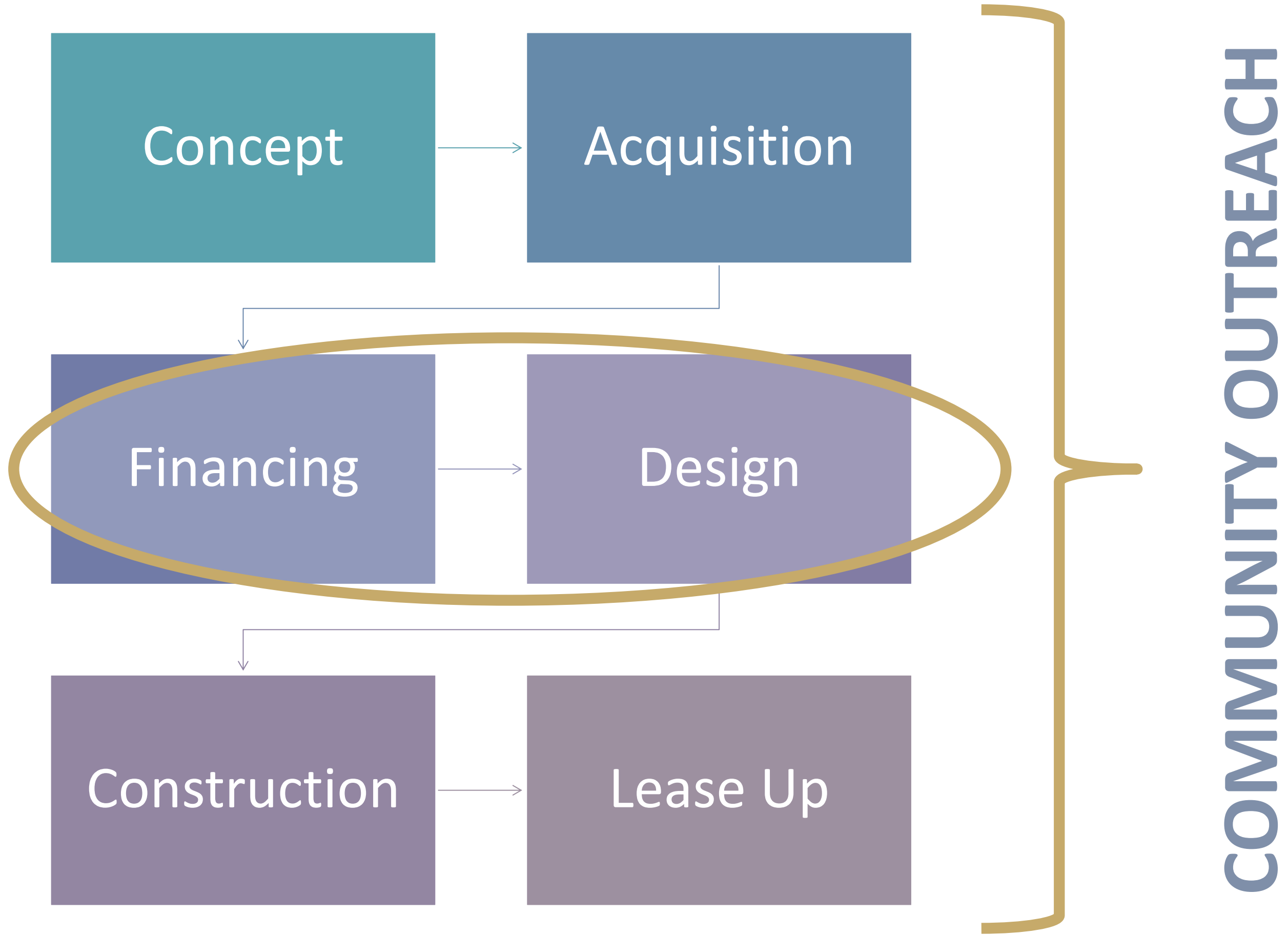
How the partnership is structured



The Silver Peaks project

- Rental Component
- ~60 apartments
- Ownership Component
- ~16 of units
- Transit Component
- Community Amenities
- Adult education programming
- Childcare center





Community Engagement

Inyo County Board of Supervisors	April 29 – 8:30 AM in Independence
Eastern Sierra Council of Governments	April 30 – 8:30 AM in Bishop
Eastern Sierra Community Housing	May 5 – 6 PM in Mammoth Lakes
Continuum of Care	May 12 – 1 PM online
Community Meeting in Bishop	May TBD (13 th or 14 th) – 6 PM



**conceptual concept*



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**conceptual concept*



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TOWN HOME PERSPECTIVE

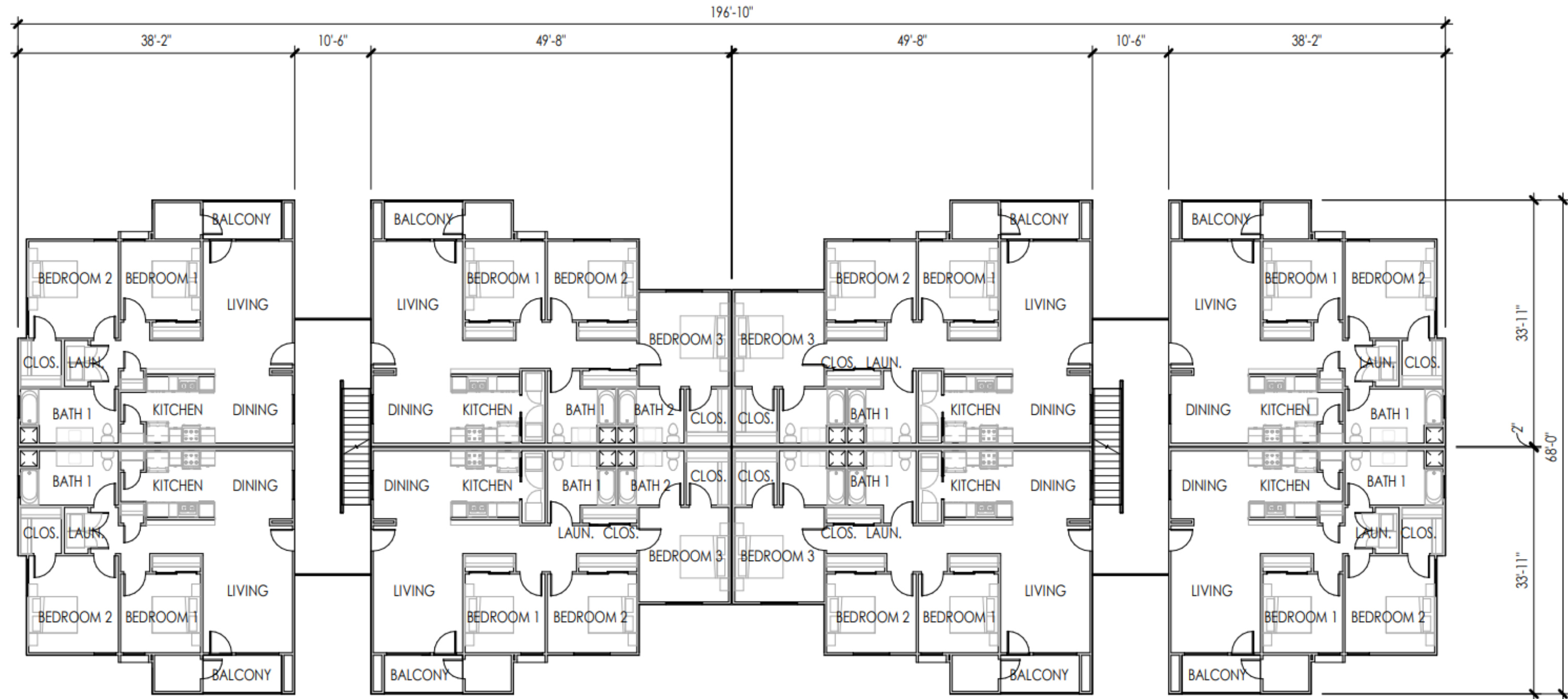
SILVER PEAK APARTMENTS | Bishop, CA



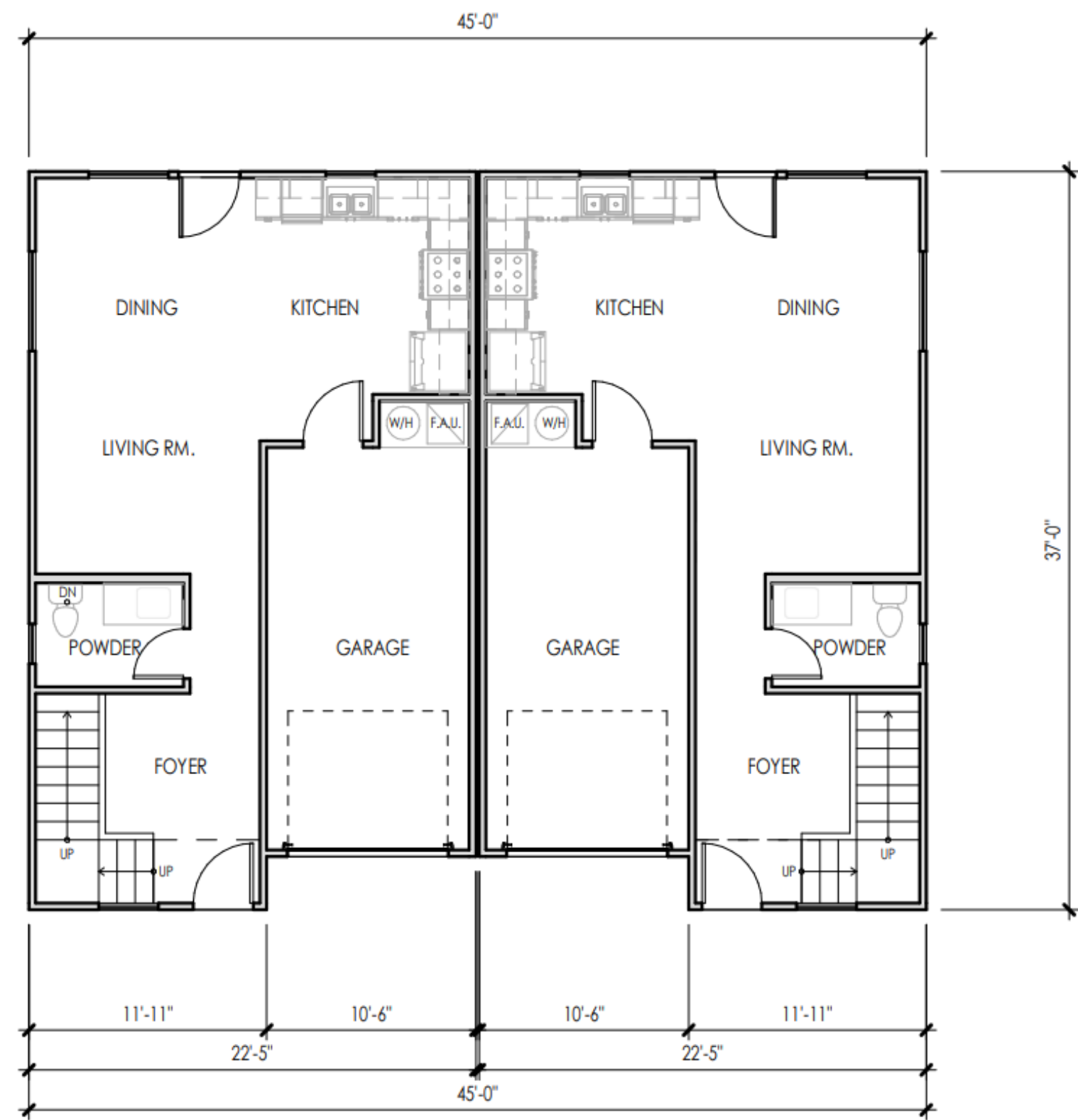
**conceptual concept*

APARTMENT FLOOR PLAN

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**conceptual concept*



**conceptual concept*

FINANCING

Affordable Housing & Sustainable Communities Grant Program

NOFA – March 2025

Due – May 28, 2025

Awards - December 2025

Housing - \$17,766,440

Housing Related Infrastructure - \$2,950,000

Programs- \$600,000

Sustainable Transportation Infrastructure - \$15,000,000



CALIFORNIA
STRATEGIC
G R O W T H
C O U N C I L



FINANCING

CA Tax Credit Allocation Committee

9% Tax Credits

Due – ~March 2026

Awards - ~June 2026

\$19,075,000



Who we will serve

Income Limits	1 person	2 people	3 people	4 people
80% AMI	\$49,280	\$56,320	\$63,360	\$70,320
60% AMI	\$36,960	\$42,240	\$47,520	\$52,740
30% AMI	\$18,480	\$21,120	\$23,760	\$26,370

Rents	Studio	1-bedroom	2-bedroom	3-bedroom
80% AMI	\$1,232	\$1,320	\$1,584	\$1,829
60% AMI	\$924	\$990	\$1,188	\$1,371
30% AMI	\$462	\$495	\$594	\$685

Homeownership Income Limits	1 person	2 people	3 people	4 people
120% AMI	\$73,850	\$84,400	\$94,950	\$105,500

Construction Timeline

- Break Ground
 - December 2026
- Construction
 - 24 months
- Lease-Up
 - 2028
- Start Qualifying Homeowners
 - 2027-2028





Partners & Supporters

- City of Bishop
- Eastern Sierra Transit Authority
- CA Coalition for Rural Housing
- IMAH
- Wild Iris
- Eastern Sierra Council of Governments
- Eastern Sierra Continuum of Care



Thank you!

I look forward to working together.

Patricia Robertson
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