

EASTERN SIERRA COMMUNITY HOUSING 2024

Annual Report

A Year of Success

With a strong focus on delivering new housing, 2024 proved a remarkable year!

Thank you for reviewing our Annual Report and celebrating our 2024 success. This year, we completed five new apartments at the Innsbruck Lodge and broke ground on the Access Apartments. We also welcomed new team members and remained dedicated to innovative housing solutions for the communities of the Eastern Sierra.

Last year, our Board of Directors updated our Strategic Plan. This plan identifies investment opportunities, including new housing developments and innovative programs. Key highlights include managing three to four new development projects annually, expanding homeownership programs, and increasing our budget to hire more full-time staff.

We have much to look forward to! Just before the end of the year, we received a grant award of nearly \$5 million to acquire and rehabilitate the Valley Apartments in Bishop, CA. This grant brings our total funding leveraged over the past four years to approximately

\$15 million, an average of \$3.8 million per year!

We are excited to announce our partnership with the Chipln initiative, which invites local businesses to participate in creative efforts to tackle housing issues—one unit, one household, and one dollar at a time. Through the Chipln program, businesses that switch their credit card processors can demonstrate their support for housing. Chipln will then donate a portion of their credit card processing fees to Eastern Sierra Community Housing on a monthly basis.

I am enthusiastic about the opportunity to advance our collective impact. I trust that you find the updates in this report informative, and I look forward to continuing our collaboration in 2025.

Sincerely,



Patricia Robertson, Executive Director
Eastern Sierra Community Housing



EASTERN SIERRA
**COMMUNITY
HOUSING**

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

eschousing.org | (760) 934-4740
DRE# 01519229



Access Apartments

This past summer we celebrated the final grant awards and ground-breaking at our long-awaited Access Apartments! The majority of the funding for this project comes from the State Department of Housing & Community Development through the federal Community Development Block Grant program (CDBG), in the amount of \$7 million.

This conversion from commercial to residential is made possible by a partial land donation from Sharon Alper, in loving memory of her husband Gordon. A longtime

Mammoth local, Gordon was an active community member, establishing his glass business when he noticed there was a need. Gordon served on the Mammoth Lakes Town Council, Mammoth Community Water District, and was an active member of the Lions Club.

The residential project will provide thirteen new long-term, one-bedroom and studio apartments, that will serve households earning below 120% and 80% of the Area Median Income for the next 55 years (or until 2079!). Other financial supporters for this

project include the Town of Mammoth Lakes, Mono County, and all of our many **private donors who helped raise nearly \$200,000!**

In July, Access Apartments received a certificate of Congressional Recognition for "providing affordable homes, building community, and strengthening the local economy."

We expect to begin leasing these units before the end of 2025. If you or someone you know is interested in applying to live in one of these apartments, please visit our office to obtain an application.

INNSBRUCK LODGE

In 2022, ESCH submitted a grant application to the State Department of Housing and Community Development for Round 2 of Project Homekey funding to acquire and rehabilitate the Innsbruck Lodge. We were awarded \$4.4 million and completed the acquisition shortly thereafter. Additionally, we received financial support from the Town of Mammoth Lakes, Mono County, and the Eastern Sierra Continuum of Care.

This project will provide 15 apartments and one on-site manager unit for our tri-county area through the regional Coordinated Entry System.

In May 2024, we received a temporary certificate of occupancy for six apartments at the Innsbruck Lodge, despite delays in electrical switchgear due to supply chain issues. By June, we signed lease agreements with five households and our property manager moved in. We've since provided housing and support to youth, single parents, veterans, individuals with disabilities, and others facing housing insecurity.

The electrical equipment was delivered in January 2025 and will be connected by Southern California Edison in March. After final inspections and issuance of the final certificate of occupancy, leases will be signed in April and May 2025.





Valley Apartments

To cap off 2024 on a high note, we were awarded nearly \$5 million in funding from the State Portfolio Reinvestment Program (PRP) in December for the acquisition and rehabilitation of the Valley Apartments project in Bishop. ESCH has been in escrow to purchase this property since 2022 and has applied multiple times for funding to take ownership and restore the 1950s motel.

The Valley Apartments is a project currently owned by Inyo Mono Advocates for Community Action (IMACA), which has been operating it since the 1980s. It provides housing for low-income seniors and disabled households. In 2021, when IMACA started downsizing, ESCH stepped in to support the Valley Apartments, which is the largest affordable housing project within the city limits.

The PRP grant will facilitate the temporary relocation of current residents and the rehabilitation of all nineteen units, along with some site improvements. This will result in more efficient and safe homes that will remain affordable for the next 55 years. Once completed, we will own and operate this project as an additional community housing asset in our regional portfolio.

ESCH has partnered with Sierra Solar on a grant aimed at securing funding to install a new solar panel system on the rooftops of the project. As of 2025, the award for this grant is still pending due to the recent federal budget freeze and downsizing at the Department of Energy. We hope to collaborate with Sierra Solar and look forward to providing an update on this project next year.

Construction Project Pipeline

PROJECT	LOCATION	UNIT MIX	STATUS
Innsbruck Lodge	Mammoth Lakes	16 Apartments	Final Lease Up!
Access Apartments	Mammoth Lakes	13 Apartments	In Construction (Complete June 2025)
Valley Apartments	Bishop	19 Apartments	Predevelopment
Silver Peaks	Bishop	Rental & Ownership	Financing
Next Project	TBD	TBD	Identification



Housing Navigation

In partnership with Mono and Alpine counties, we now offer Housing Navigation services. Housing Navigation is a specific type of case management. Our staff work closely with clients to identify and navigate resources, search for housing opportunities, and create next steps towards housing stability. Some of these resources include funding to assist homeless youth, rental subsidies, community supports through Medi-Cal, disability advocacy, and more. Our team is uniquely poised to collaborate with local social service and behavioral health departments throughout the region to offer comprehensive wrap-around support to community members in need.

This program enables us to work closely

with the Eastern Sierra Continuum of Care, the federally designated homelessness intervention entity. In 2024, through this program we secured permanent affordable housing for two households facing homelessness.

Also, this year, we were awarded Emergency Solutions & Housing (ESG) program funding to provide emergency housing deposit and short-term rental assistance to those experiencing homelessness. This funding will help support the Innsbruck Lodge project as we work to provide safe, stable housing for our community members in need. In March 2025, we plan to apply for additional funding through this program to continue to provide these tools for crisis intervention.

Jerrett Mendez HOUSING NAVIGATOR

Jerrett Mendez is a housing professional with a BSBA from Haskell Indian Nations University. He previously served as the Housing Director for the Bridgeport Indian Colony, overseeing HUD homes and programs for Native American families. With Eastern Sierra Community Housing, Jerrett focuses on enhancing programs that help families secure stable housing and access essential resources. He is committed to teamwork and expanding access to housing services that promote long-term stability and well-being.



Our Newest Team Member
Jerrett Mendez

HOMEOWNERSHIP PROGRAMS

The Town of Mammoth Lakes' Bridge Program has grown our local homeownership portfolio by 9 units to date, totaling more than 50 units.

These households represent resilient and engaged community members and critical workforce in the local government, school district, food and beverage, and construction trade industries.

The Town of Mammoth Lakes and our Board of Directors continue to support local homeownership programs. Our program is unique among housing authorities and nonprofits in California, and we are proud to continue to preserve and grow our land trust portfolio.

Clients often ask when we will expand these programs into unincorporated Mono County and the City of Bishop. We encourage these government partners to work with us in the future.



Meridian Court Condos



Nonprofit of the Year

Eastern Sierra Community Housing was awarded the California Nonprofit of the Year! We were nominated by Senator Marie Alvarado-Gil from California's Senate District 4 for our efforts in supporting the workforce and local businesses.

In June, Supervisor and Board member Jennifer Kreitz and our Executive Director, Patricia Robertson, accepted a Resolution from the Senator in Sacramento. A total of 117 nonprofits from across the state were celebrated by both Assemblymembers and Senators during a luncheon held on the Capitol Grounds.

This recognition is truly an honor and serves as a reminder that our work is impactful and appreciated.



chipin

We Support Community Housing

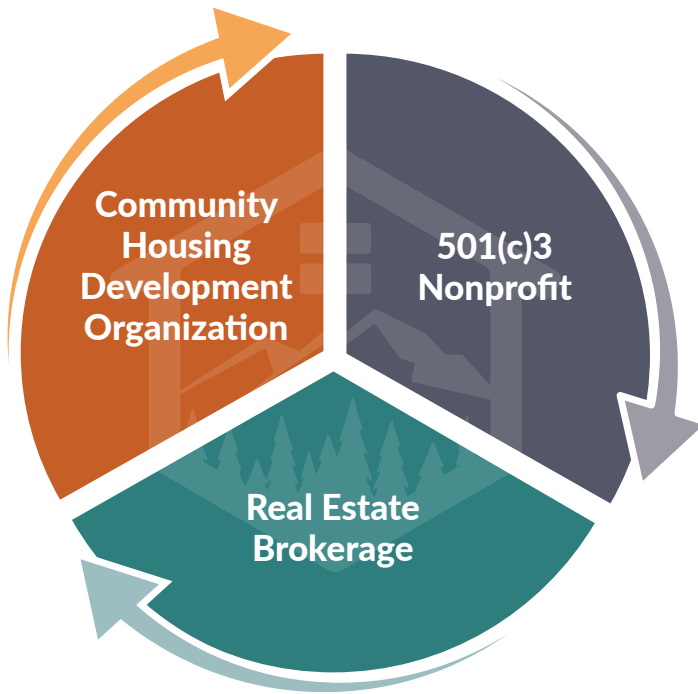
Fundraising

In 2024, we partnered with Gregg Garfield and the ChipIn initiative to launch an innovative program aimed at supporting local businesses while raising funds for the organization's mission. The ChipIn program allows businesses to easily switch their credit card processors, with a portion of the processing fees donated to ESCH each month.

Since its launch, the program has already enrolled several local businesses, including Ready4Rentals and Mammoth Reservations, and is generating essential monthly contributions toward the nonprofit's goal of providing stable, quality housing for the region.

The ChipIn program offers businesses a way to give back to their community without incurring extra costs. By switching credit card processors, participating businesses can contribute to a shared mission of community stability and affordable housing. This innovative approach enables local businesses to support the efforts of ESCH while still protecting their profit margins.

We are excited to witness the ChipIn program take off and make a genuine impact in our community. This initiative reflects our mission to support community housing while also promoting local businesses and fostering a stable economy. In the coming year, ESCH plans to expand the ChipIn program and invite more businesses to participate in this meaningful initiative. To learn more, visit www.chip-in.org.



Why is ESCH Unique?

Eastern Sierra Community Housing is a 501(c)3 nonprofit organization allowing us to receive charitable donations, such as cash and personal or real property. This designation gives private donors the opportunity to give back to community housing projects, while also making us eligible for state and federal grant funding.

Our real estate brokerage allows us to pair clients with homeownership opportunities, provide local land trust stewardship, and facilitate property management services in-house.

We are the only State-certified Community Housing Development Organization in the region, which gives us a competitive advantage for funding. This achievement fosters community trust and requires low-income representation in our organizational structure, ensuring that our programs meet community needs.

Board of Directors

Tom Hodges, *President*
 Lindsay Barksdale, *Vice President*
 Sarah Nuttall, *Treasurer*
 Kirk Stapp
 Jennifer Kreitz
 Heidi Steenstra
 Tony Perkins
 Brian D'Andrea
 Amanda Rice

Staff

Patricia Robertson, *Executive Director*
 Erik Guzman, *Program & Project Associate*
 Isaura Ocampo, *Housing Navigator*
 Olya Egorov, *Housing Navigator*
 Jerrett Mendez, *Housing Navigator*
 Jose Diaz, *Property Manager*

Eastern Sierra Community Housing (ESCH) is a 501(c)3 non-profit organization supporting community housing in Mono, Inyo, and Alpine counties in the Eastern Sierra Nevada.

FISCAL YEAR 2023/24

Financial Statement

Revenue	\$1,429,098
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Expenses	\$675,559
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ASSETS

CalHome Program Reuse Fund	\$65,877
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Net Fixed Assets	\$9,638,713
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Liabilities	\$7,552,488
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Project, Maintenance, & Admin Reserves	\$282,260
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Total Net Assets	\$2,999,374
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EASTERN SIERRA
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HOUSING



EQUAL HOUSING
OPPORTUNITY



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