

November 7, 2023

Regular

Meeting

Item #9b. -

Request from

Mammoth

Lakes Housing

for Funding for

Access

Apartments

Presentation



Access Apartment

Community Housing & Redeve





Patricia Robertson
Executive Director,
Mammoth Lakes Housing



Erik Rangal-Guzman
Project
Associate, Mammoth Lakes
Housing



Kevin Shirata
Project Manager



Jared W.
Project Arch
Kevin Daly



Kevin Daly
Architect, Principal
Kevin Daley Architects



Frank Scalli
Executive Vice President
Menemsha Development



Arlan Schipper
Construction Executive
Menemsha Development

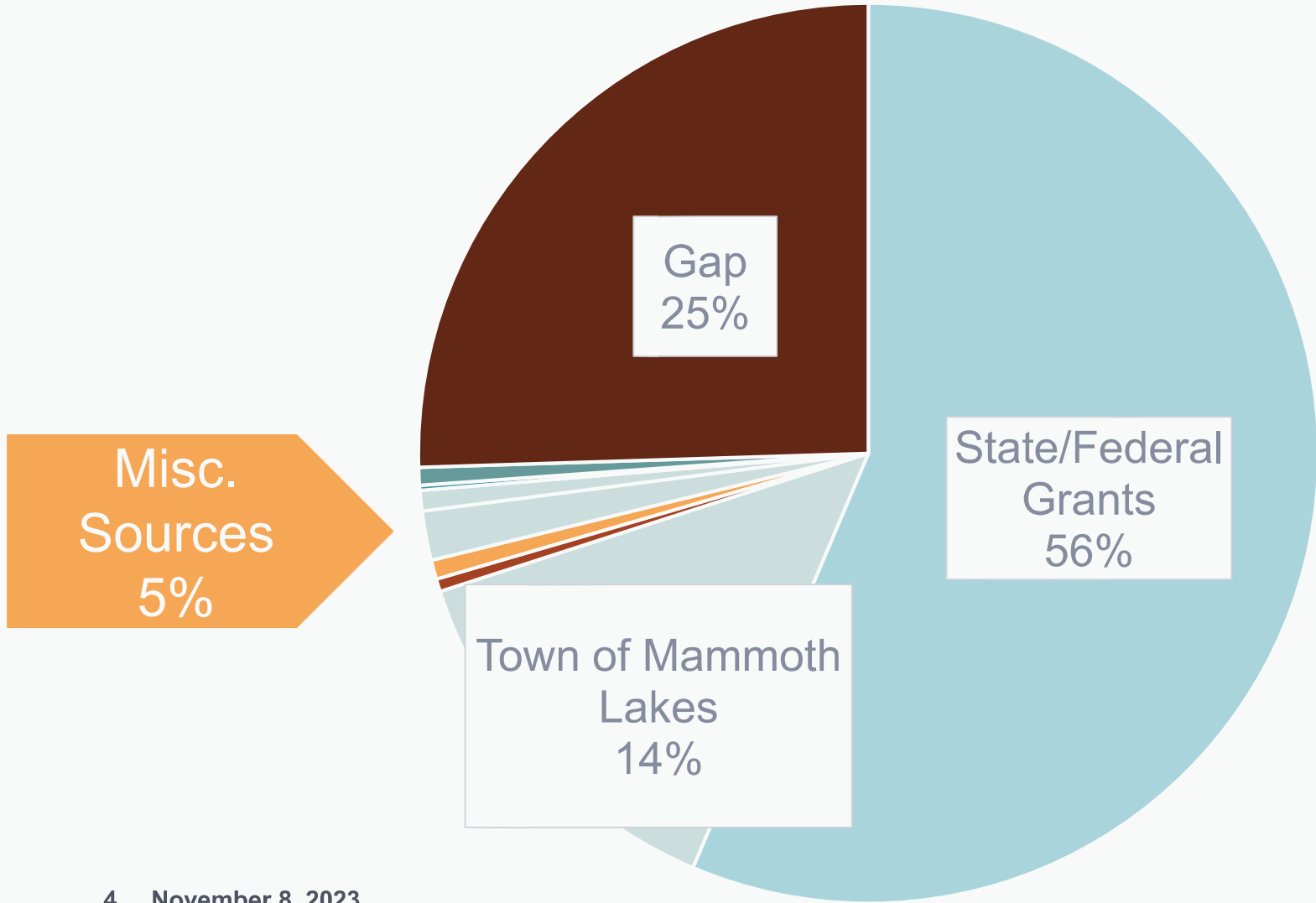


**Our Part
Visionar**

Background



The Capital Stack – Today



We have secured 75% of total funding needed to complete this project.



The Design Process

Kevin Daly Architects

Public Design Workshops (July 2019)

- Two public design workshops
- Bilingual in Spanish and English
- Family-friendly
- Presented by three architecture staff and three bilingual staff from Mammoth Lakes Housing
- Widely advertised amongst community members
- A total of 21 adults and 3 children participated
- Comments/feedback: more interior and exterior storage; snow removal; outdoor space; preserve affordability; and utilities/heating



Community Input



One-bedroom
apartments



Pitched roof
(instead of flat
roof)



Covered
parking



Secure bike
storage



In-unit
laundry



Affordable
rents

Location & Amenities

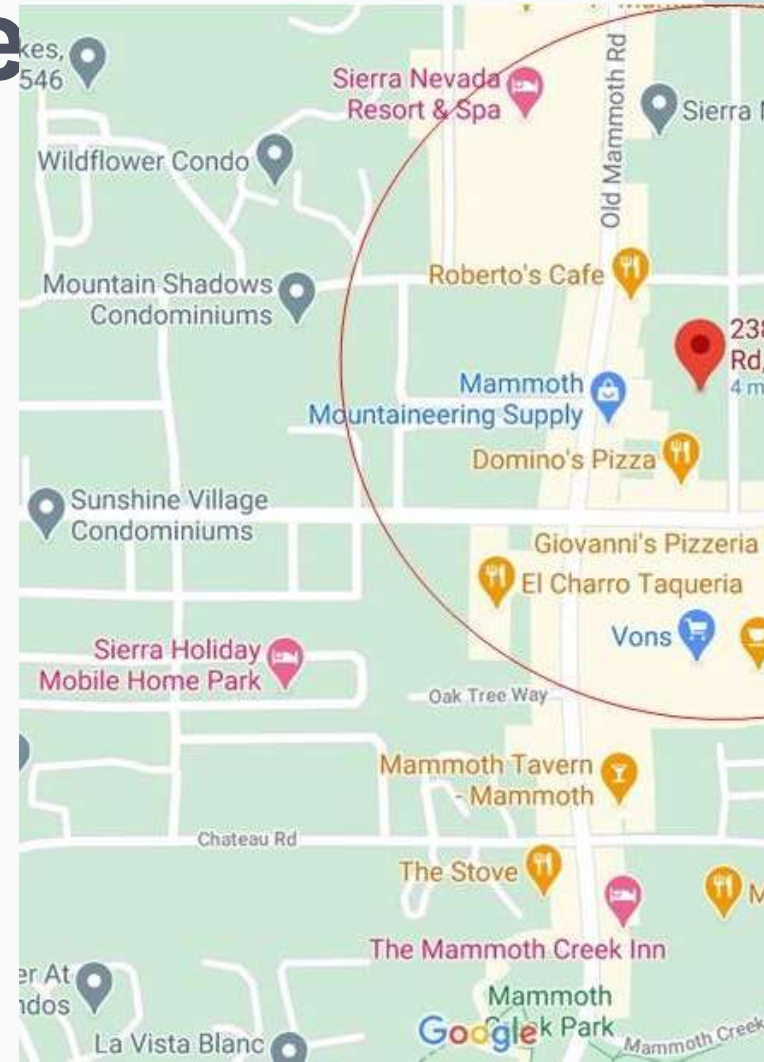
C-2 Old Mammoth Road (OMR) Zoning District

The Old Mammoth Road (OMR) District is intended as an Arts and Culture District oriented toward medium-scale commercial development along Old Mammoth Road, emphasizing community-serving retail, artist galleries, office and service uses. The zone encourages a mix and intensity of uses in a pedestrian-scaled environment at a scale and form that is appropriate to its neighborhood context and adjacent residential uses and forms.

The OMR District is adjacent to RMF-2 and Quasi-Public Districts and allows for transient rentals.

Walkable and accessible to a variety of amenities.

- Free transit
- Schools
- Library
- Medical facilities
- Community services
- Shopping
- And more!



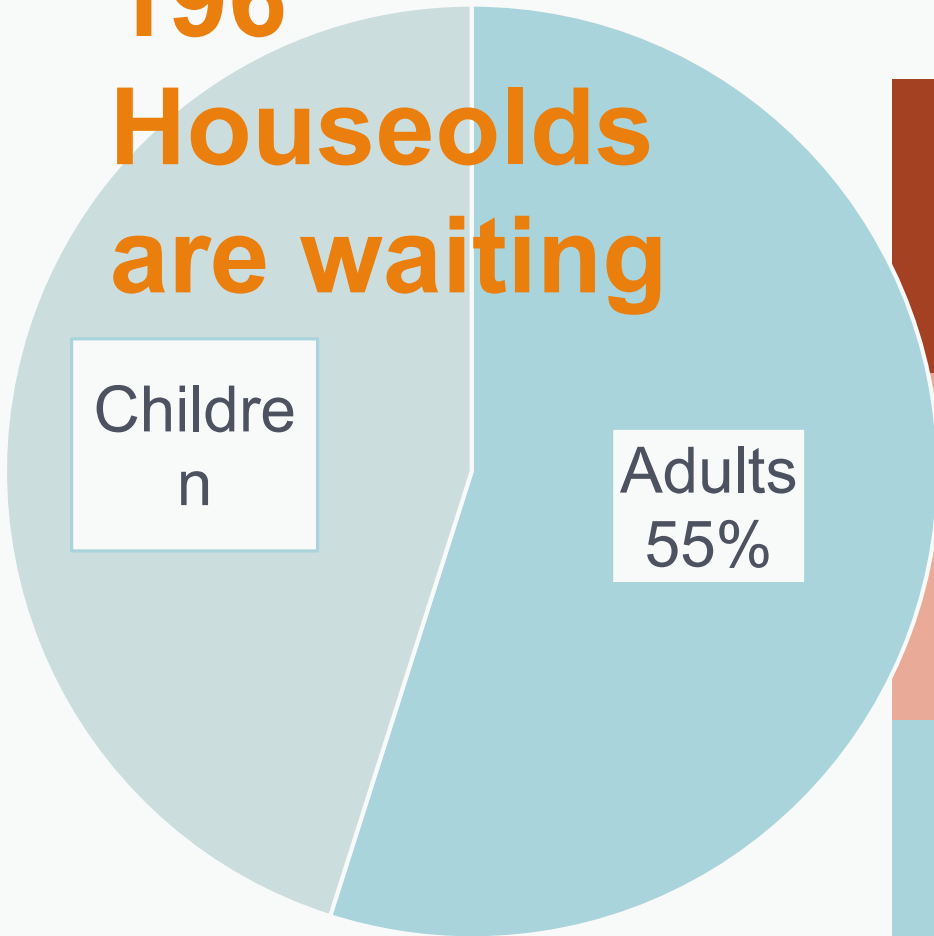
Affordability for 55 Years

INCOME LIMIT	INCOME HOUSEHOLD OF 3	# OF UNITS	RENT
50% AMI	38,250	3	\$600
60% AMI	44,580	7	\$840
80% AMI	61,200	3	\$1,300

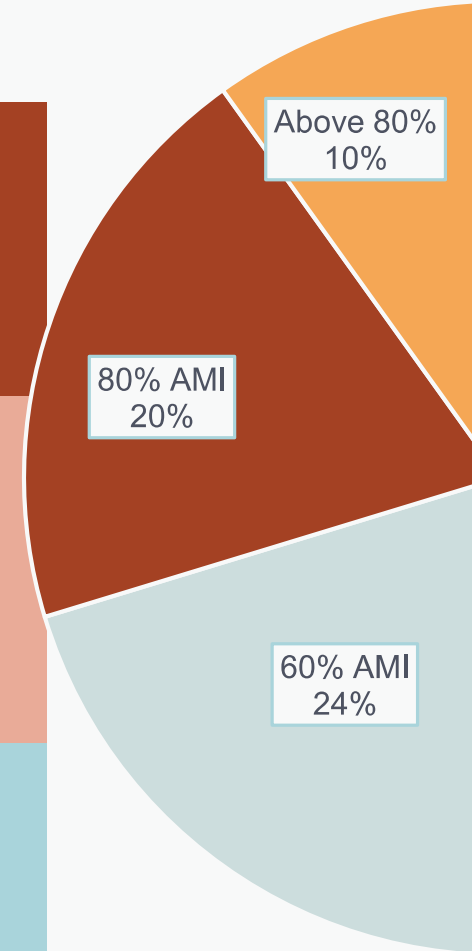
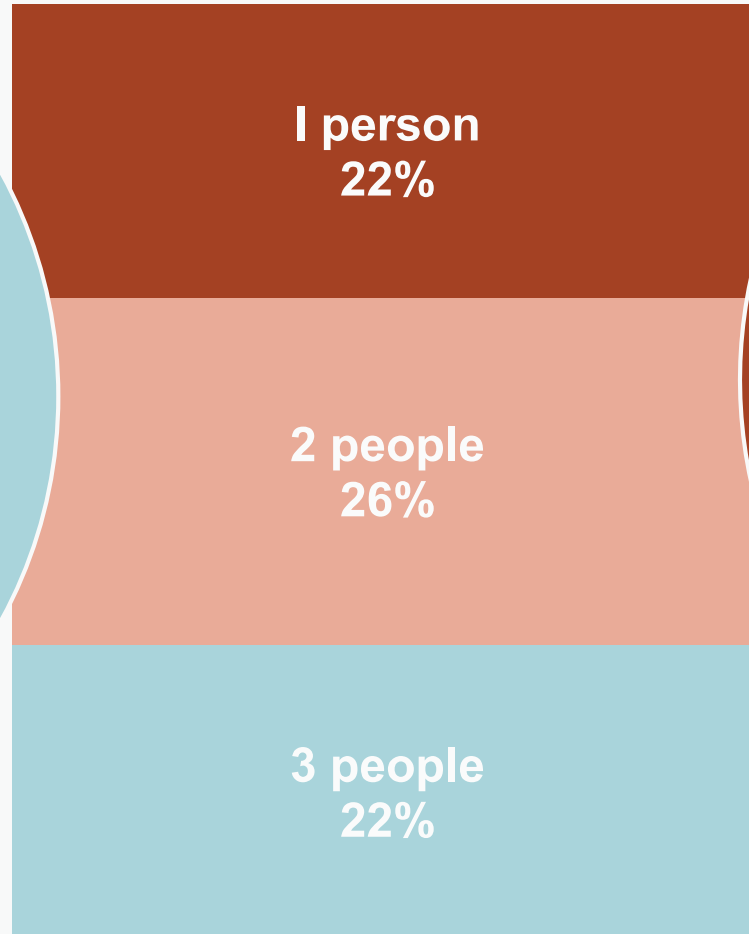
Affordable Housing Waiting List

196

Households are waiting



Household Size



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Category 1

Eastern Sierra Community Hou

November 7, 2023



Where we are now



Project Funding

ACCESS APARTMENTS

An Affordable Housing Project by Mammoth Lakes Housing
238 Sierra Manor Road | Mammoth Lakes, California

Mammoth Lakes Housing acquired this commercial property in 2017, and is ready to convert two buildings into much-needed affordable housing for residents of Mammoth Lakes. We're asking for community support to help get this project over the finish line!

THE NEED

Mono County and Mammoth Lakes consistently experience an extremely tight housing market. A Needs Assessment showed our area requires 595 more units by 2022 to meet demand. Access Apartments is one of the many essential local housing projects necessary to ensure the stability and security of our neighbors and friends.

THE PROJECT

- 11 One-bedroom rental apartments
- 5 Garages
- 7 Parking Spaces
- 4 Secure Bike Storage
- Drought-Conscious Landscaping
- Community Gathering Spaces

THE RESIDENTS

- 1 Households living or employed in Mono County, including Mammoth Lakes.
- 5 Households earning below 80% of the Area Median Income: 1 person limit: \$44,200, 2 person: \$50,500, 3 person: \$56,800.

THE LOCATION

An incredible central, walkable location close to a variety of amenities including free public transit, shopping, schools, medical facilities, library, grocery stores, community services, and more.

MAMMOTHLAKESHOUSING.ORG PAGE 1/2 ACCESS APARTMENTS

THE FUNDING

Access Apartments has been funded through MLH capital, grants, loans, a partial land donation, and local funds. However, due to the lag time between state financing application submission and funding (12+ months), coupled with the impacts to the building industry from the COVID-19 pandemic, the total project cost has increased.

LAND DONATION + IRACA/CESH GRANT + MONO COUNTY GRANT + TOWN OF MAMMOTHLAKES GRANT + PERMANENT FINANCING + MLH CAPITAL + STATE GRANTS/LOANS → GAP IN FUNDS TODAY

THE FINISH LINE

Mammoth Lakes Housing has completed all pre-development work including bid-ready plans and specifications, building permits, NEPA compliance, market studies, relocation plans, and lead/asbestos surveys, as well as secured \$5 million towards putting the shovel in the ground.

We are almost there!

This is where you come in! We are asking our community to help us in the final stretch to achieve our shared goal of affordable local housing. We need to raise \$1 million in order to ensure the Access Apartments project is completed. Our donors will be celebrated with their names on a commemorative plaque in a prominent location at the project.

- \$50,000+ • Community Housing Stewardship Circle
- \$25,000-\$49,999 • Protective Roof
- \$15,000-\$24,999 • Sustaining Walls
- \$10,000-\$14,999 • Opening Doors
- \$5,000-\$9,999 • Windows of Opportunity
- \$1,000-\$4,999 • Foundation of Community
- up to \$999 • Friends of Access

Please visit mammothlakeshousing.org/donate to make your tax-deductible donation. Thank you for helping create a vibrant neighborhood and community through redevelopment and reuse!

ABOUT MLH

Mammoth Lakes Housing, Inc. is a private, not for profit organization serving Mono, Inyo, and Alpine Counties. Since its inception in 2003, the organization has turned its initial start-up funds of \$210,000 into nearly \$47 million in grants, bonds, and tax credits for workforce housing and directly created 130 rental and ownership homes within Mammoth Lakes.

Visit mammothlakeshousing.org to learn more, or contact Executive Director Patricia Robertson with any questions: (760) 934-4740 or patricia@mammothlakeshousing.org.

Tax ID 72-155-3662

MAMMOTHLAKESHOUSING.ORG PAGE 2/2 ACCESS APARTMENTS

A combination of state/federal grants, local funds, private and smaller grants/contributions.

Timing of Grant Awards

HOME
Mammoth Lakes Housing independently applied for the CHDO set-aside otherwise not accessible to the community.

Application Submitted
(January 2020)

CDBG
Joint application between the Town of Mammoth Lakes and nonprofit partner, Mammoth Lakes Housing

Award Received in the amount of \$2.4 million
(August 2022, 2+ years later)

Application Submitted
(September 2020)

Additional Reward Received in the amount of \$1 million
(December 2022)

Awarded Received
(December 2022, 2+ years later)

Expenditure Deadline
(March 2025, construction complete)

“

OUR PRIVATE FUNDRAISING EFFORTS HAVE BROUGHT NEW PARTNERS TO THE TABLE AND RAISED NEARLY \$200,000 IN PRIVATE SUPPORT!

Community Support & Donors

Community Housing Stewardship Circle - \$50,000+

- Sharon Alper
- Town of Mammoth Lakes
- Mono County
- Eastern Sierra Continuum of Care

Protective Roof - \$25,000-49,999

- Alterra Mountain Company Community Foundation
- Anthem Blue Cross
- US Bank

Sustaining Walls \$15,000-24,999

- Union Bank Foundation
- Mono County Public Libraries

Windows of Opportunity - \$5,000-9,999

- Century Housing
- Eastern Sierra Community Bank
- Vacasa

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Foundation of Community - \$1,000-4,999

- DeChambeau Creek Foundation
- Kirk Stapp
- Sandy Hogan
- & others!

Friends of Access – up to \$999

- Andrea Walker, Agnes Vianzon, Jennifer Tom Hodges, Karen & Bob Gardner, & others!

In-Kind Contributions

- Rural Community Assistance Corp (RCA)
- Geode Environmental
- Mammoth Lakes Tourism
- Looney Bean
- Green Fox Events
- Stellar Brew
- Wave Rave
- Eastern Sierra Conservation Corp
- University of California – Los Angeles
- & others!

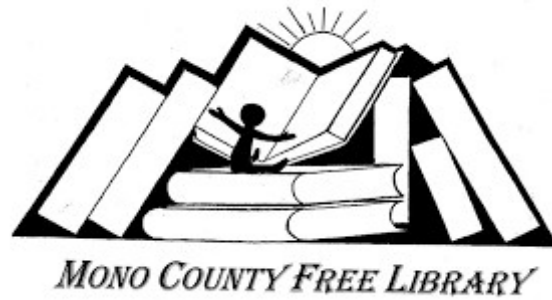


Rural Community Assistance Corporation
www.rcac.org



ALTERRA
MOUNTAIN COMPANY

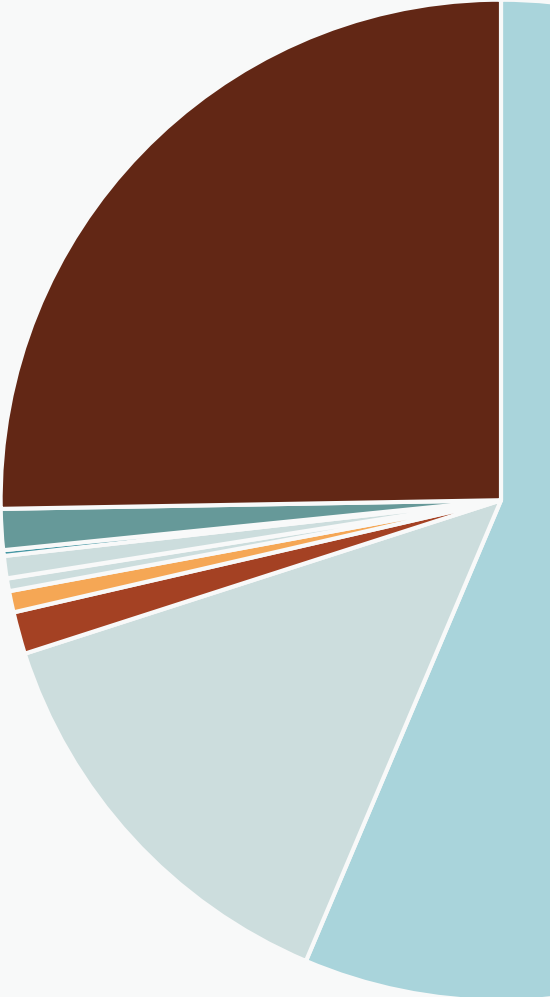
COMMUNITY FOUNDATION



DeChambeau Creek Foundation



Required Funding & Cost P



Source Committed	Amount	Percent of TDC
State/Federal Grants	\$6.2M	56%
GAP	\$2.78M	25%
Town of Mammoth Lakes	\$1.5M	14%
Mono County	\$150,000	1%
Private Donations	\$189,000	1%
Deferred Fee	\$80,000	1%
Eastern Sierra Continuum of Care	\$75,000	1%
Misc. Grants	\$45,000	<1%
Mono County Library Fee Waiver	\$20,000	<1%

The cost of affordable housing

\$826,000

- Total cost per unit up front



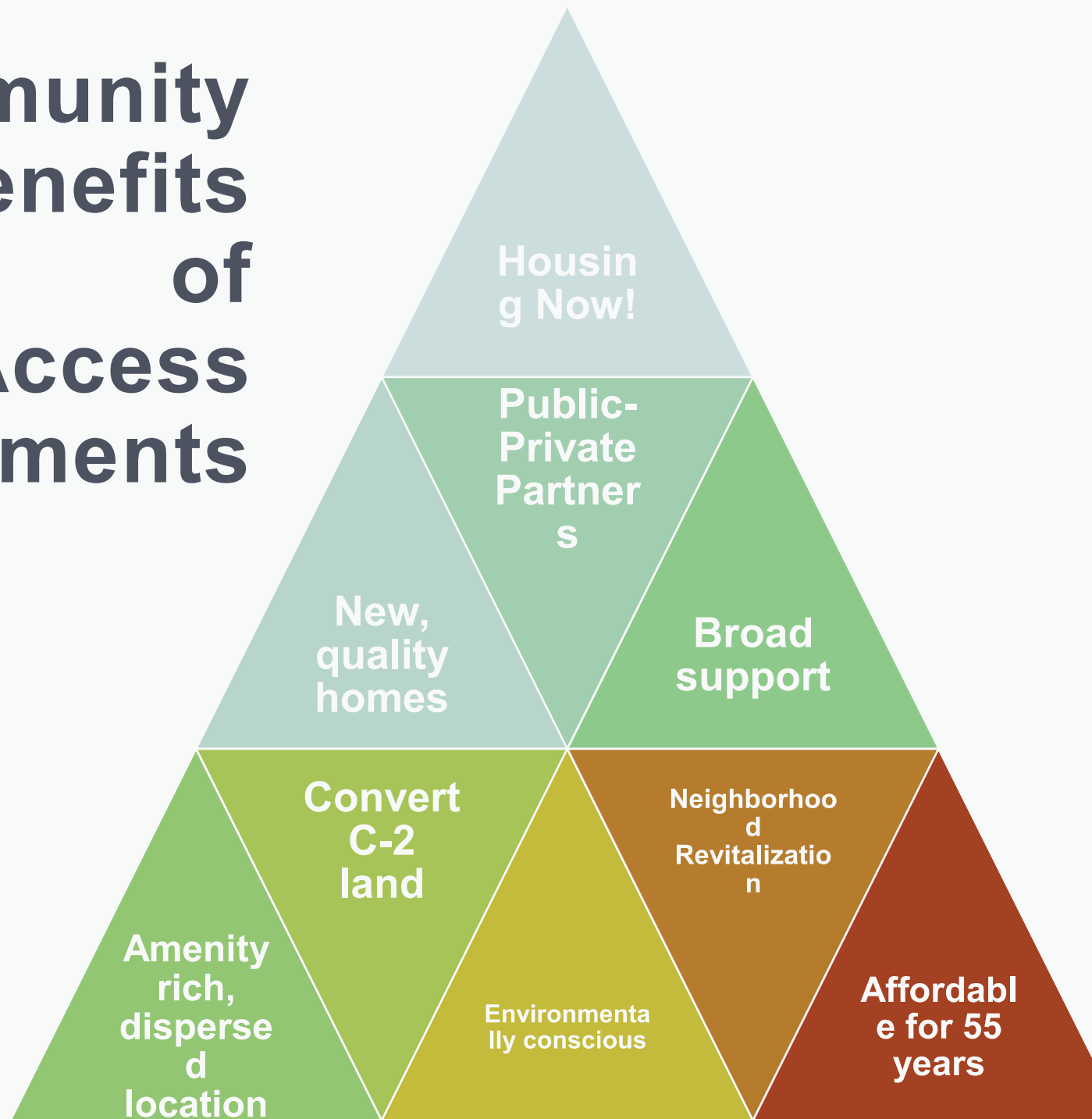
55 YEARS

- Affordability Period



Each unit \$15,430 per year
Total Community Investment for Affordable Housing for the Future

Community Benefits of Access Apartments



**Thank you for supporting
community housing initiative**

