



Town of Mammoth Lakes: 2021 Community Indicators Report



About the 2021 Mammoth Lakes Community Indicators Report

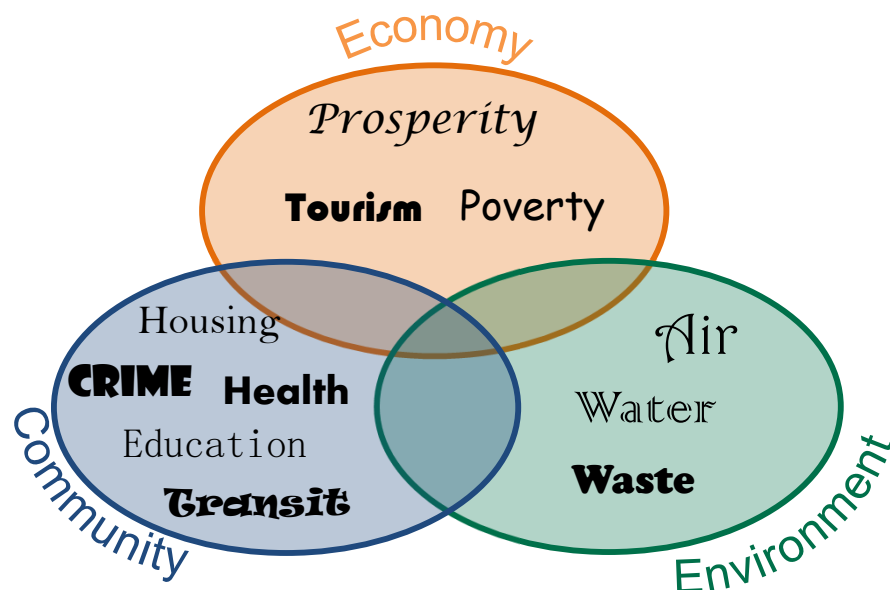
The 2021 Community Indicators Report uses indicators to report performance related to the “triple bottom line” sustainability goals of the community of Mammoth Lakes. These goals and indicator results reflect the interplay between the social, environmental, and economic factors affecting the community’s well-being. Impacts from the COVID-19 Pandemic are still evident in this year’s Community Indicators Report. Indicators that were significantly affected by the pandemic are identified and acknowledged throughout the report.

The purpose of this report is to educate local residents, inform planning and other public resource allocation decisions, and attract new private capital to the community. The indicators in this report are influenced by sustainability actions taken by the Town of Mammoth Lakes (Mammoth Lakes), other public agencies, non-governmental organizations, private sector businesses, and local residents.



Mammoth Lakes Community Goals

This report ties on-the-ground actions to previous visioning, planning, and high-level policy development conducted over the last decade that ultimately concluded with the 2007 General Plan and associated Neighborhood District Plans. Reporting progress towards achieving the goals defined through these recent efforts is an important component of Mammoth Lakes’ overall strategy of being prepared for reinvestment.



Community Vision

Surrounded by uniquely spectacular scenery and diverse four-season recreational opportunities, the community of Mammoth Lakes is committed to providing the very highest quality of life for our residents and the highest quality of experience for our visitors.

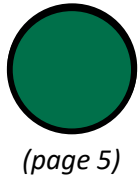
Executive Summary

Is the community of Mammoth Lakes becoming more sustainable?

ECONOMY

Poverty

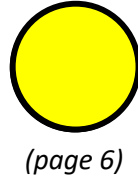
Subsidized School Lunch Eligibility
(7.2% decrease)



(page 5)

Prosperity

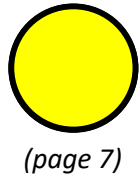
Sales Tax Revenue
(1% decrease)



(page 6)

Tourism

Transient Occupancy Tax (TOT) Revenue
(1.14% increase)

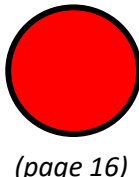


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ENVIRONMENT

Air

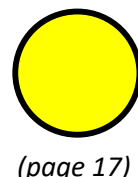
Particulate Air Pollution
(8.89% increase)



(page 16)

Water

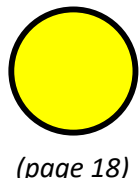
Water Consumption
(1.74% increase)



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Waste

Recycling Rate
(1.8% decrease)

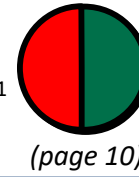


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COMMUNITY

Housing

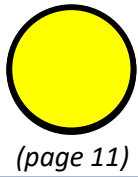
Median Home Price¹
(10.26% increase)



(page 10)

Education

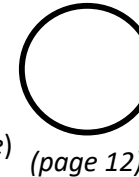
Graduation Rates
(1.13% decrease)



(page 11)

Health

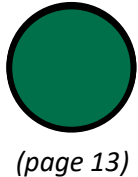
Student Obesity Rates
(2021 data not available)



(page 12)

Crime

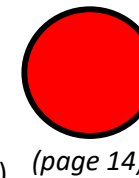
Law Enforcement Arrests
(8.81% decrease)



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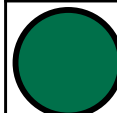
Transit

Local Transit Participation
(15.24% decrease)

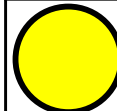


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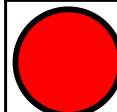
5-Year Trend Categories



Positive Trend
(> +3% change)



Neutral Trend
(0% - +/-3% change)



Negative Trend
(> -%3 change)

¹ The 5-year trend for median home prices can be viewed as a positive since it means home values remained high; but can be viewed as a negative since it indicates that homes in Mammoth Lakes are not affordable for the local workforce since a home at the current median home price would require an annual income of over \$190,000.

Disclaimer: All indicators are influenced by a wide range of factors that need to be understood to effectively use indicators in decision-making processes. This report is not meant to be a comprehensive analysis of the topics and indicators presented in this report, but rather provide a high-level understanding of how the community is doing in relation to its goals.

Economy

POVERTY

Subsidized School Lunch Eligibility

Participation in the federally subsidized school lunch program requires children to come from families with incomes at or below 130 percent of the federal poverty level. Subsidized school lunch program eligibility, therefore, is a direct measure of family poverty levels and is a proxy for household income in Mammoth Lakes.

“Being a great place to live and work”

General Plan: Vision #2

PROSPERITY

Sales Tax Revenue

Taxable sales are a measure of consumer activity in Mammoth Lakes. Trends in sales tax revenue reveal the economic health of residents and local businesses. Further, sales tax revenue funds government expenses such as police and road maintenance.

“Achieve sustainable tourism by building on the area’s natural beauty, recreational, cultural, and historic assets”

General Plan: Goal E.2

TOURISM

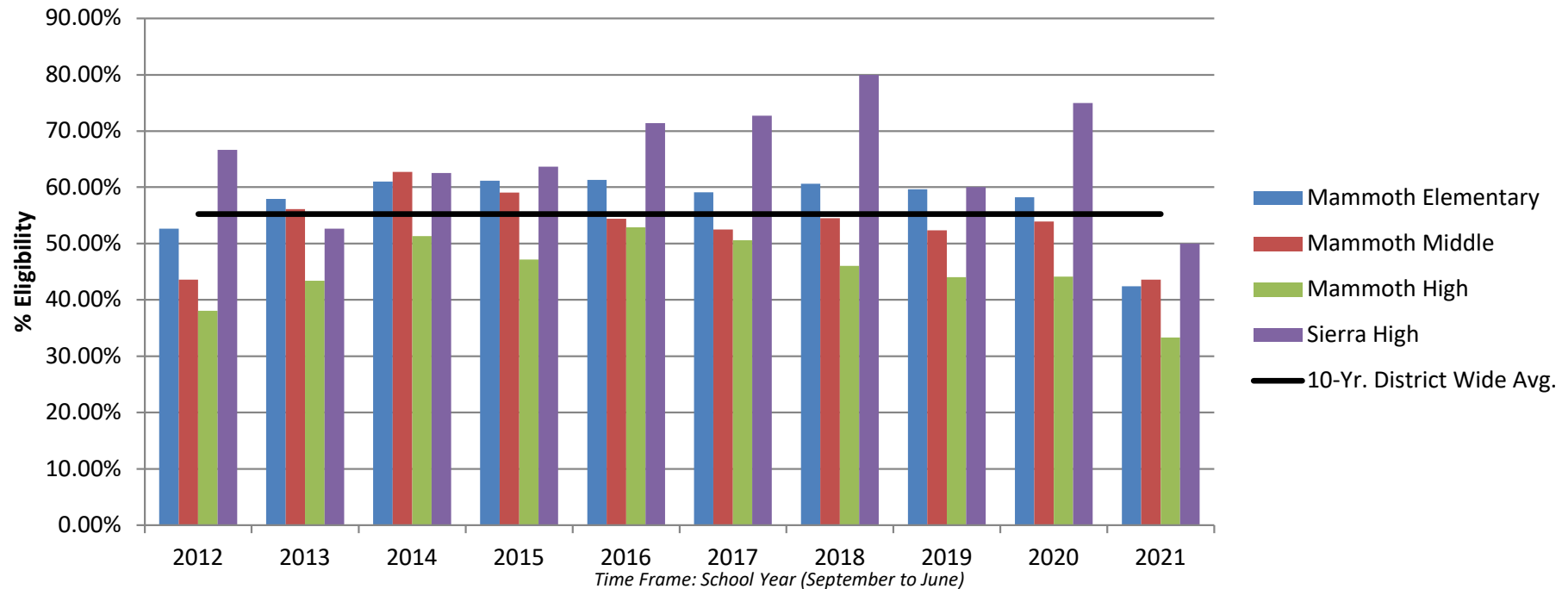
Transient Occupancy Tax (TOT) Revenue

Mammoth Lakes’ economy is tourism-based. High altitude outdoor activities are the major economic and employment generator in the community, and the seasonal ebb and flow of visitors causes economic and employment fluctuation. Transient Occupancy Tax (TOT) revenues are a measure of visitor bed occupancy, as such, reflecting the health of the tourism sector in Mammoth Lakes.

Subsidized School Lunch Eligibility

Subsidized school lunch eligibility measures the percentage of students in Mammoth Unified School District (District) schools eligible for free and reduced priced meals through the National School Lunch Program. Free and Reduced Priced Meals (FRPM) are provided to low-income children before school, during school, after school and over the summer. Individuals from households earning less than 130% of the poverty level are eligible for free meals, while those from households earning 130-185% of the poverty level are eligible for reduced-price meals. The FRPM program is funded by the U.S. Department of Agriculture.

The 5-year trend in the FRPM eligibility districtwide has increased by $\approx 7.2\%$ annually over the past five years. In the 2020-2021 school year, the districtwide eligibility decreased for all 4 groups. When compared to the previous school year, the overall district population decreased by 67 students, while the number of eligible students decreased by 70 students. When compared to the 10-year average, the 2020-2021 student population was 49 students below than the average (1119 vs 1168 [$\sim 4\%$ difference]), and the number of eligible students was 184 students lower than the average (445 vs. 629 [$\approx 29\%$ difference]).



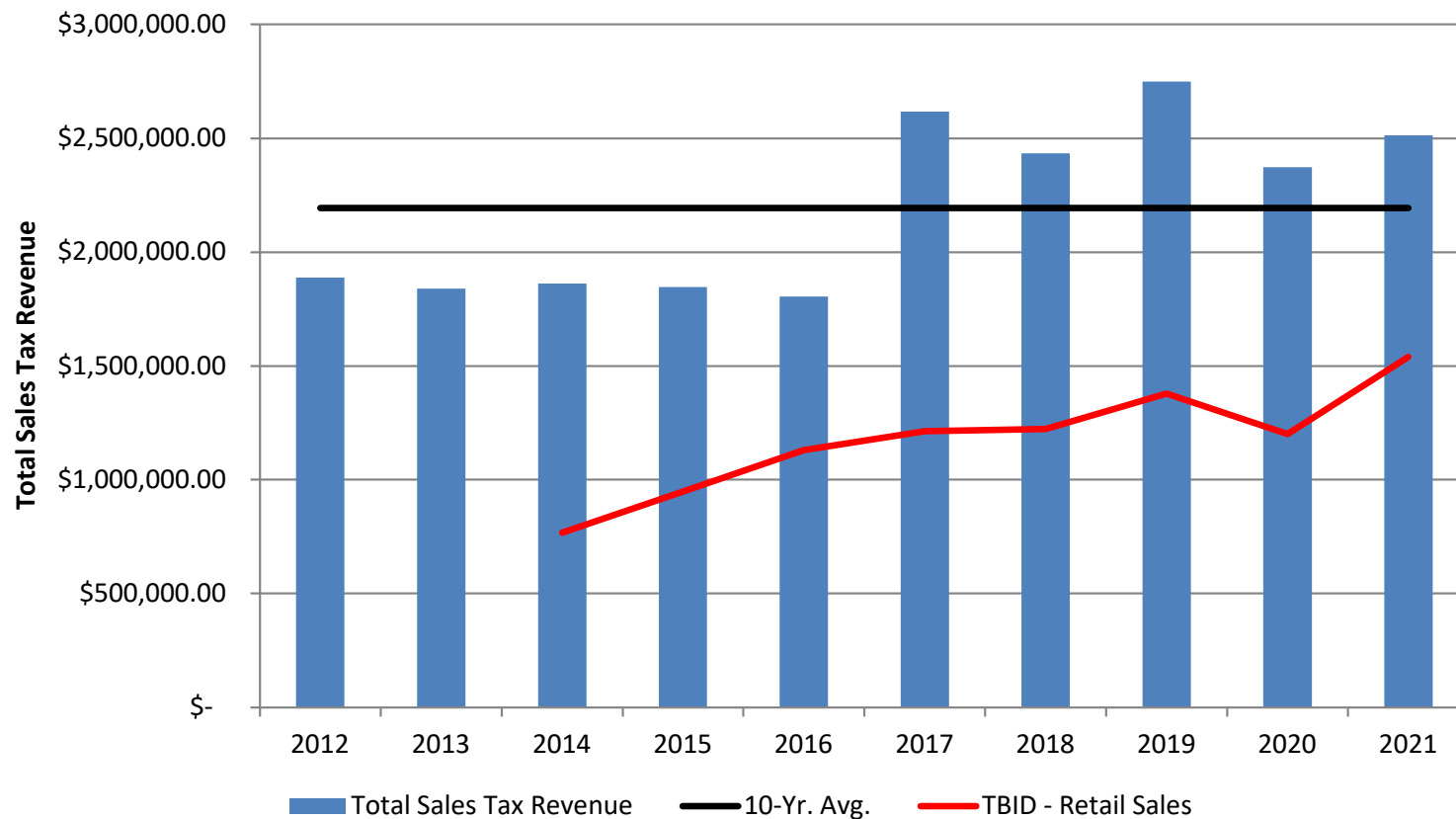
For additional information:

Mono County Office of Education, Website: <http://www.monocoe.org/>

Sales Tax Revenue

Sales tax revenue measures the sum of taxes collected by Mammoth Lakes for the sales of goods and services throughout the Fiscal Year (FY). The current the sales tax rate in Mammoth Lakes is 7.75%. Due to the COVID-19 pandemic and restrictions that were placed on businesses and travel in 2020 and early 2021, FY 2021 saw a decrease in sales tax revenue from its peak in 2019.

Total sales tax revenue increase by ≈6% in FY 2021 from the previous year. The 5-year trend shows a ≈1% decrease annually over the past 5 years. However, the FY 2021 sales tax revenue was still ≈13% higher than the 10-year average (\$320,408 higher). In FY 2021, TBID rebounded from a decrease in FY 2020 to an all time high in FY 2021.



Time Frame: Fiscal Year (July 1 – June 30)
Data source: California Board of Equalization

For additional information:

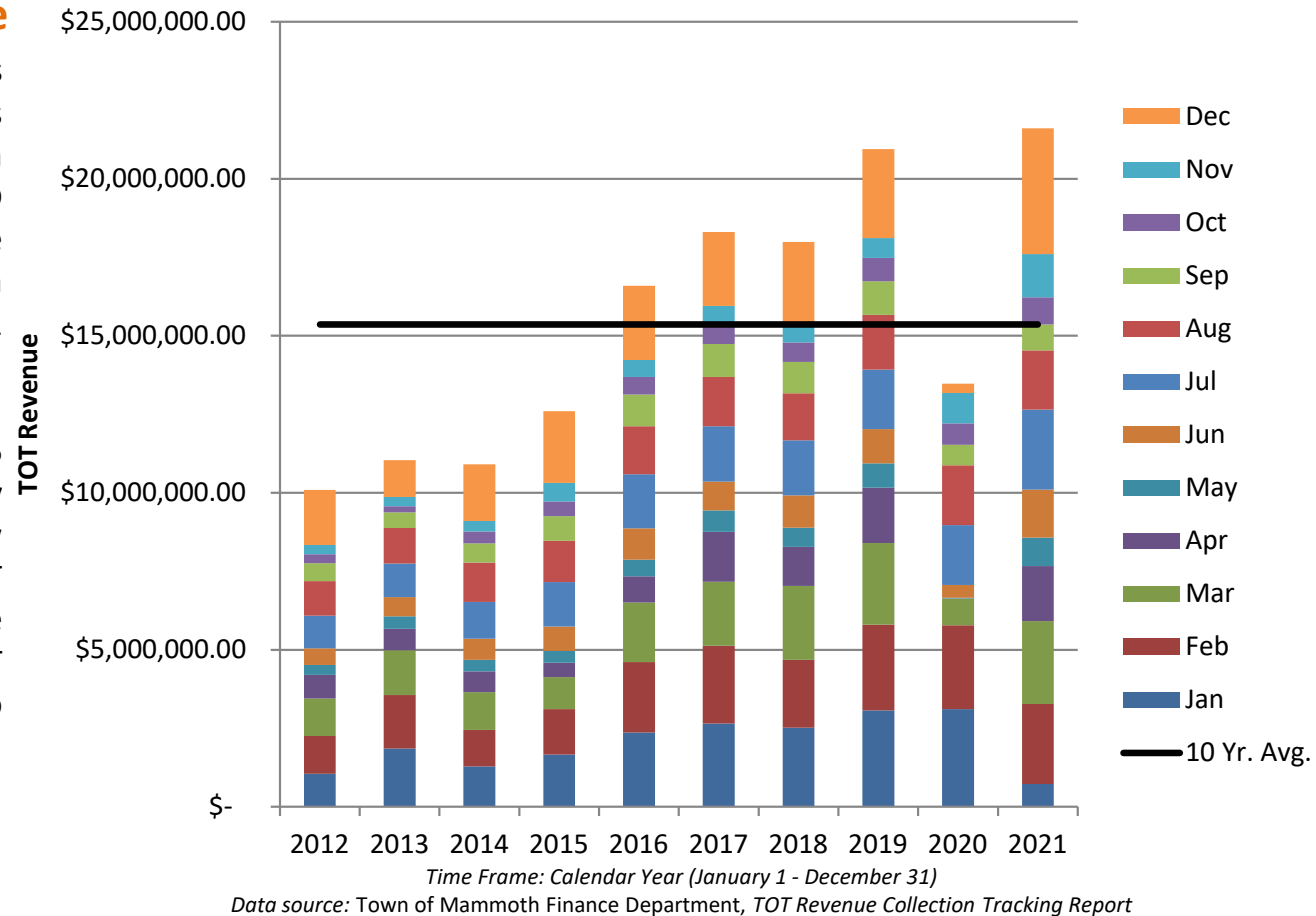
Town of Mammoth Finance Department, Website: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=181>

Economy: Tourism

Tourist Occupancy Tax (TOT) Revenue

TOT revenue measures the sum of the taxes collected by Mammoth Lakes on rental properties and hotel room rentals. The current TOT rate in Mammoth Lakes is 13%. Despite COVID restrictions being in place in January 2021, the total TOT revenue increased ~60% in 2021 from 2020, which is an increase of approximately \$8.1 million.

The five-year trend indicates an increase of ~1% annually with the 2020 drop in revenues largely impacting the five-year trend. Despite the slow start to the year, record breaking monthly TOT revenue was received in March, April, May, June July, October, November, and December. TOT revenue during the summer months continued to be strong with revenues in excess of 1.5 million dollars each month in June, July, and August.



TOT Enforcement Program



The Town transitioned from Host Compliance to Rentalscape in September 2021. Rentalscape utilizes the latest data engineering technologies like machine learning, data analytics, computer science, and statistical modeling to provide high level insights and rental activity reports, while also allowing staff to drill down on specific properties. Partnering with Rentalscape provides the ability to monitor, discover, triage, and inspect local short-term rentals with a higher-level of accuracy, precision and usability. In 2021, there were 97 TOT citations issued that resulted in an additional \$422,544 in revenue.

For additional information:

Town of Mammoth Finance Department, Website: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=181>

Community

HOUSING

Median Home Price

Home prices determine if local residents can afford to own their own home. Median home prices are used by real estate agents, buyers and sellers to inform home pricing and buying decisions, including potential buyers weighing the trade-offs of living outside of and commuting to jobs in Mammoth Lakes.

“Substantially increase housing supply available to the workforce”

General Plan: Goal L.2

EDUCATION

Graduation Rates

Graduation provides students with the opportunity to continue on to postsecondary education, access to higher lifetime earnings and more stable employment prospects. Higher graduation rates are a proxy for a more skilled workforce which makes Mammoth Lakes a more attractive place for business investment.

“Support high quality educational services and life-long learning resources within the community”

General Plan: Goal S.5

HEALTH

Student Obesity Rates

Children who are overweight or obese have an increased risk of health problems. In addition, children with health problems contribute to high costs on the local health care system and thereby the local economy. Promoting policies and creating environments that support physical activity and eating a healthy diet can help reduce rates of overweight and obese children, in turn making Mammoth Lakes a healthier community.

“Support high quality health care and child care for Mammoth Lakes’ residents and visitors”

General Plan: Goal S.1

Community cont.

CRIME

Law Enforcement Arrests

A safe community encourages residents and visitors to Mammoth Lakes to be more active and engaged in the community. Crime can cause physical and emotional harm to victims, impacting an entire community and weakening morale and civic engagement of local residents.

“Keep Mammoth Lakes a safe place to live, work and play”

General Plan: Goal S.2

TRANSIT

Local Transit Participation

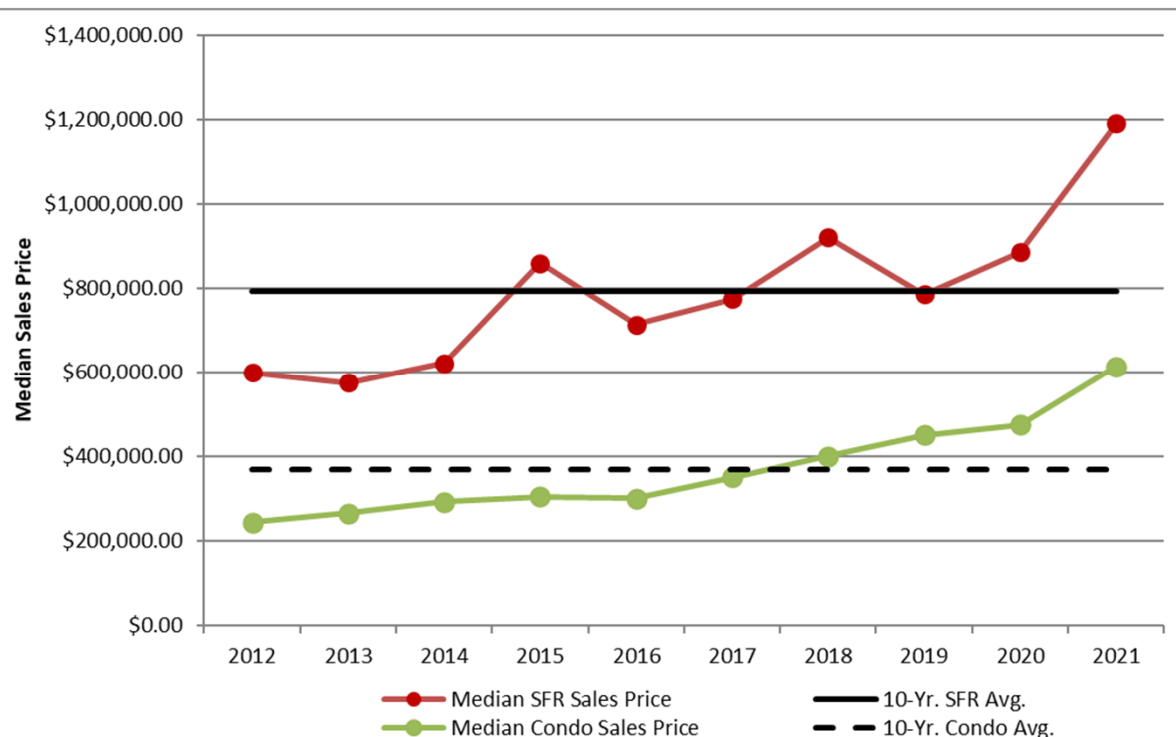
A well-functioning public transportation system that fulfills the needs of local residents and visitors is one of the primary tools for reducing dependence on automobile travel. Automobiles are expected to be a primary source of Greenhouse Gas (GHG) emissions in the community. Furthermore, alternative transportation reduces the overall cost of transportation upkeep, reduces traffic congestion and reduces the number of traffic-related accidents.

“Provide a year-round local public transit system that is convenient and efficient”

General Plan: Goal M.5

Community: Housing

Median Home Price



Median home price measures the annual median home sales price of homes sold in Mammoth Lakes. Median home price is the middle price in a series of sales, where half of the sales are of lower value and half are of higher value. The median is used instead of average to avoid the skew of outliers.

The 5-year trend indicates that the median SFR home price has increased \$79,500 annually ($\approx 10\%$ change) over the past five years. The total number of SFRs sold in 2021 decreased slightly from the number sold in 2020 (123 vs. 126). There was a large increase in the number of SFRs sold that were in the \$1+ million range (77 vs 46). The 5-year trend for the median condo price shows an annual increase of \$60,300 ($\approx 17\%$ change) over the past five years and the 2021 median condo price was \$139,000 higher than the 2020 median condo price (\$614,000 vs \$475,000).

Time Frame: Calendar Year (January 1 – December 31)

Data source: Mammoth Lakes Multiple Listings Service (MLS)

Note: The SFR sales price data excludes mobile homes and Forest Service cabins.

Income Levels Necessary for Home Purchase

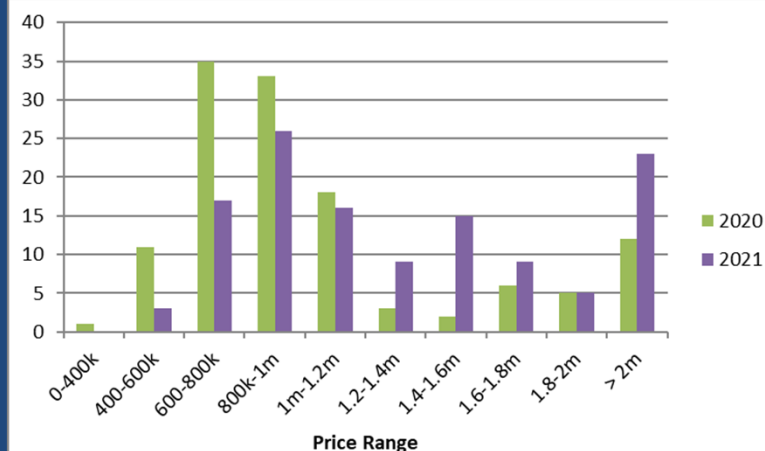
Purchase Price	\$400,000	\$600,000	\$800,000
Down Payment (20%)	\$80,000	\$120,000	\$160,000
Income for Affordability	\$85,000	\$130,000	\$170,000

Assumes a 5% interest rate across all loans, no HOA payment, and no personal debt service

For additional information:

Mammoth Lakes Housing, Inc., Website: <http://mammothlakeshousing.com/>

Price Range of SFRs Sold, 2020 and 2021



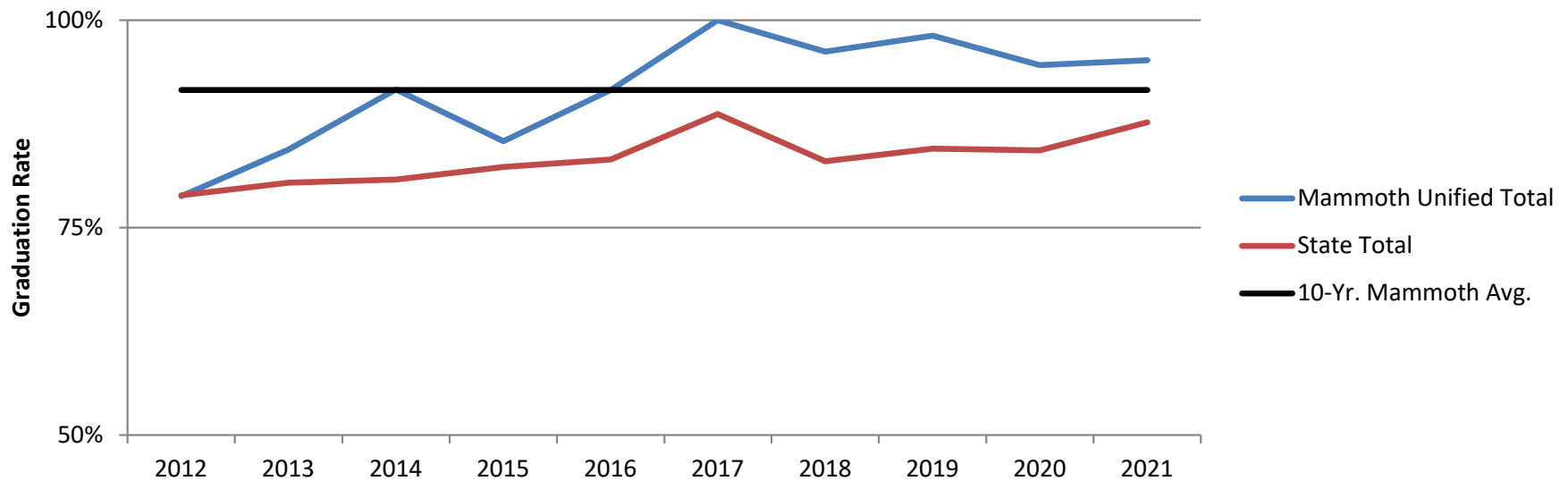
Graduation Rates

Graduation rates are a measure of the annual percentage of a group of students (cohort) from Mammoth Unified School District (District) high schools who enter high school and graduate within four years.

The 5-year trend indicates a decrease in the graduation rate by $\approx 1\%$ each year. The 2020-2021 school year saw a ≈ 0.6 percentage point increase from the previous year and was ≈ 3.6 percentage points higher than the 10-year average for Mammoth Unified.

The 2021 Graduation rate from District high schools was 7.5 percentage points higher than the statewide graduation rate. While the statewide graduation rates have remained relatively constant

over the last 10 years, there has been variability in the Mammoth Unified School District graduation rates, which have ranged from 100% to 79%. This can be attributed to the small student population in the district, and the substantial effect that a change of a few students can have on the overall percentage of graduates.

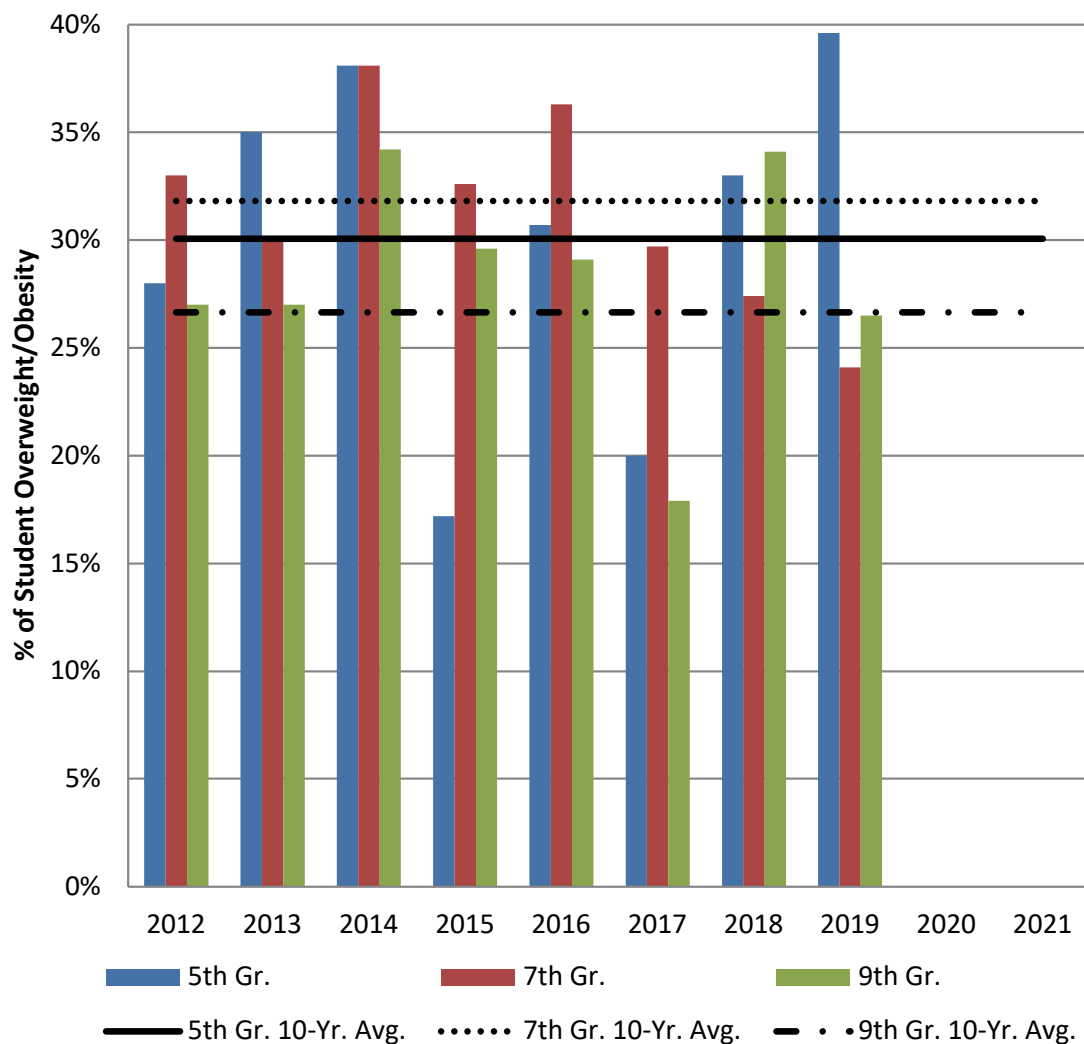


Time Frame: School Year (September to June)
Data source: California Department of Education, DataQuest Program

For additional information:

Mono County Office of Education, Website: <http://www.monocoe.org/>

Community: Health



Student Overweight/Obesity Rates

Due to the COVID-19 Pandemic, student overweight/obesity data was not available for the 2020-21 school year.

Student overweight/obesity rates measure the percentage of all 5th, 7th and 9th grade students in the Mammoth Unified School District that are determined to be overweight or obese based on California Physical Fitness Testing. This test establishes a “healthy weight zone” based on statewide performance.

Overweight is defined as students whose Body-Mass Index (BMI) is 85% or higher and Obese is defined as students whose BMI is 95% or higher.

Time Frame: School Year (September to June)

Data source: California Department of Education, Physical Fitness Testing Results

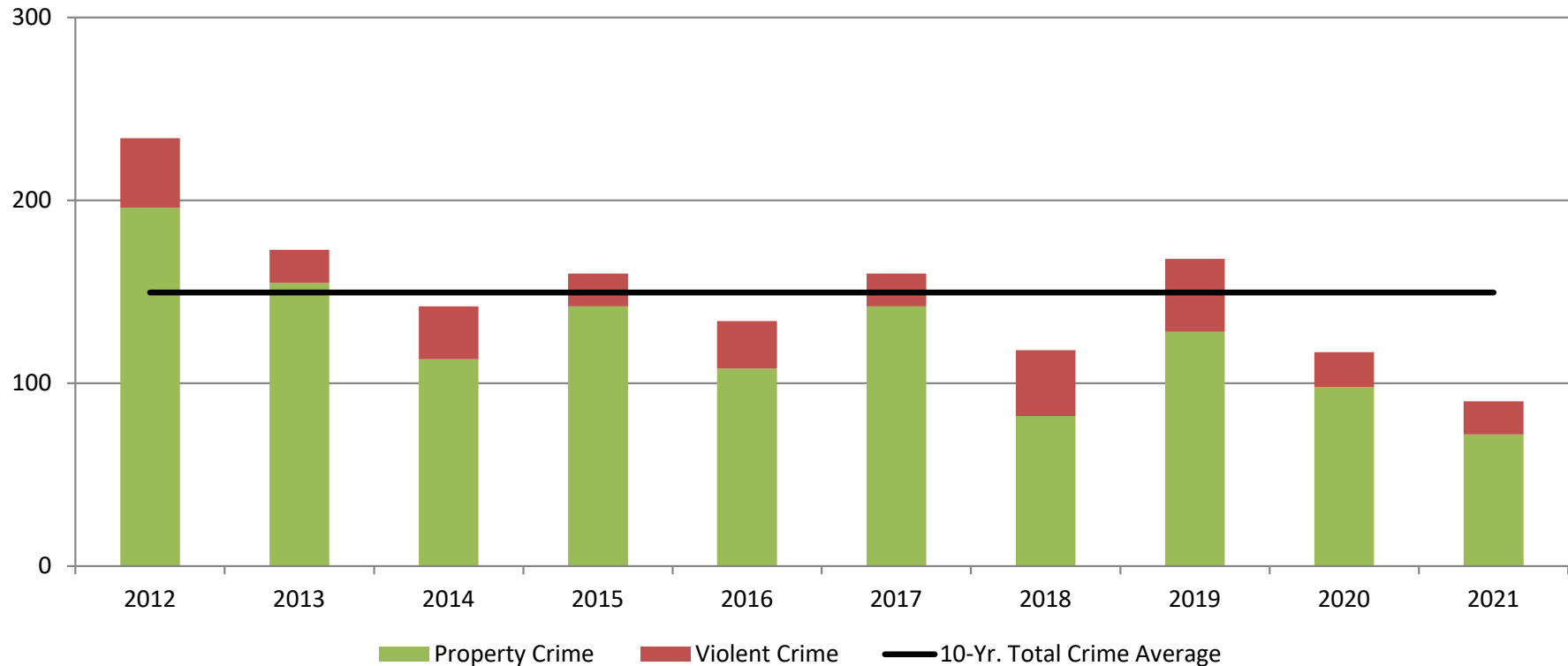
For additional information:

Mono County Health Department, Website: <http://monohealth.com/public-health>

Law Enforcement Arrests

Law enforcement arrests measure the annual number of criminal arrests and referrals by law enforcement agencies for prosecution in Mammoth Lakes. Crime data is categorized as Violent Crime, crimes that generally include a weapon, bodily injury, or robbery; and Property Crime, crimes that generally result in damage to property including theft, burglary, or forced entry.

The 5-year trend for law enforcement arrests show that crime has decreased over the past five years. Crime rates over the past 5 years have been consistently lower than they were pre-2012. 2021 experienced a slight decrease in the number of violent crimes from the previous year (18 vs 19) and a larger decrease in property crime (72 vs 98).



Time Frame: Calendar Year (January 1 – December 31)
Data source: TOML Police Department

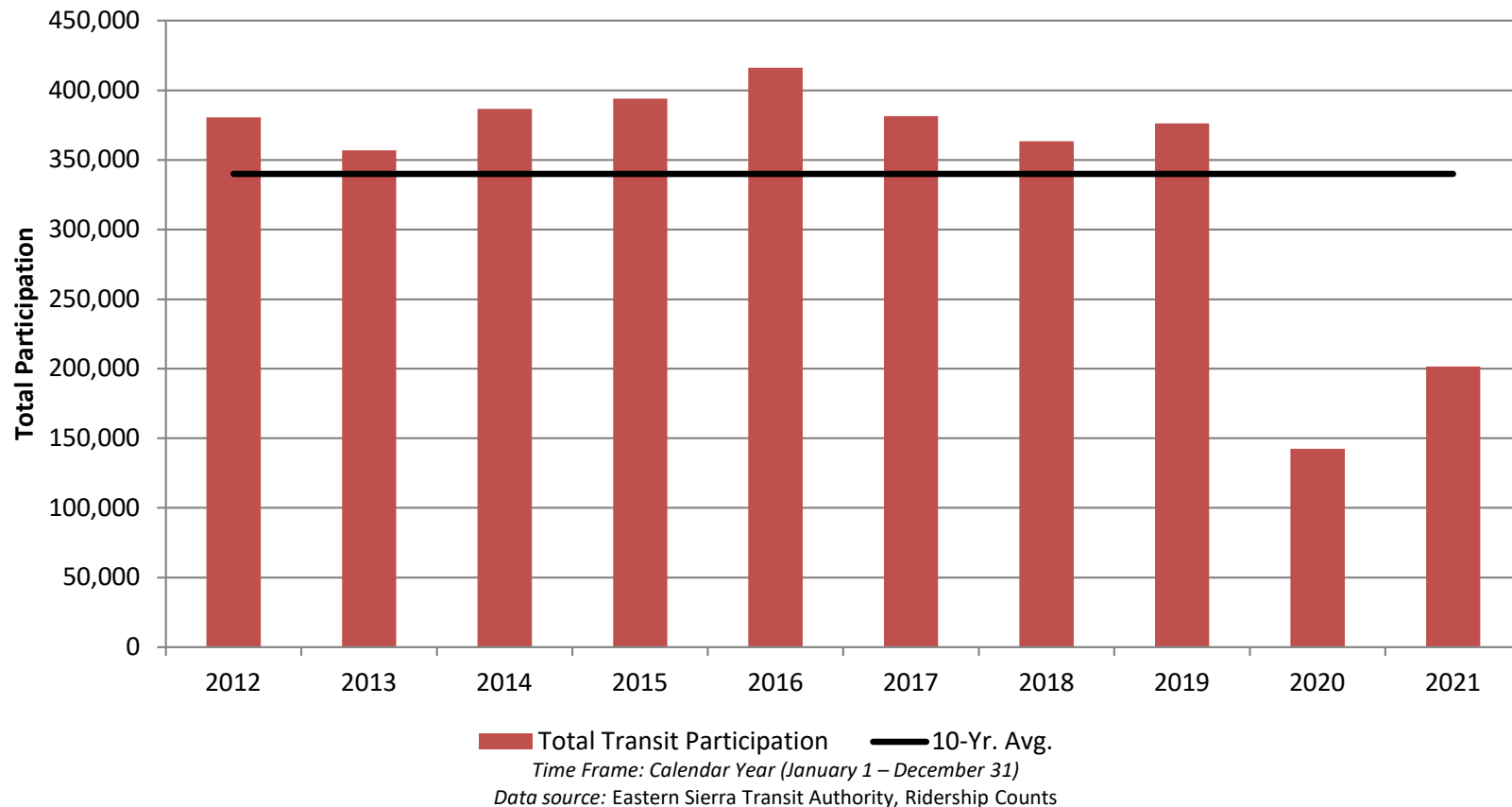
For additional information:

Mammoth Lakes Police Department, Website: <http://www.j.mammothlakespd.org/>

Local Transit Participation

Local transit participation measures the total number of riders on all Mammoth Fixed Routes served by the Eastern Sierra Transit System, which operates regionally and within town limits. Local transit participation decreased dramatically in 2020 as a result of the COVID-19 Pandemic. 2021 saw an improvement in local transit participation, but ridership remains ≈47% below 2019 levels.

The 5-year trend for transit ridership shows a decrease of 15.24% annually over the past five years. 2021 transit ridership was 40% below the 10-year average.



For additional information:

Eastern Sierra Transit Authority, Website: <http://www.estransit.com/CMS/>

Environment

AIR

Particulate Air Pollution

Particulate air pollution impacts the health of community residents, aggravating respiratory conditions such as asthma and bronchitis. Furthermore, air pollution generated in Mammoth Lakes and throughout California from human activities such as the burning of fossil fuels and deforestation harm the ecosystems that support community residents as well as other terrestrial and aquatic species.

“Protect the health of community residents by assuring that the Town of Mammoth Lakes remains in compliance with or improving compliance with air quality standards”

General Plan: Goal R.10

WATER

Water Consumption

Freshwater supplies are a limited resource in Mammoth Lakes. Efficient use of freshwater supplies is needed to meet the needs of local residents and to support local industry. Increased demand for water has negative impacts on aquatic ecosystems, and imposes a financial burden on Mammoth Lakes to create new water supplies and/or additional treatments.

“Conserve and enhance the quality and quantity of Mammoth Lakes’ water resources”

General Plan: Goal R.4

WASTE

Recycling Rate

Solid waste disposal in landfills or incineration generates Greenhouse Gas (GHG) emissions, increases the risk of soil and groundwater contamination, and consumes non-renewable resources. Recycling minimizes these impacts and creates local jobs.

“Reduce volume of solid waste”

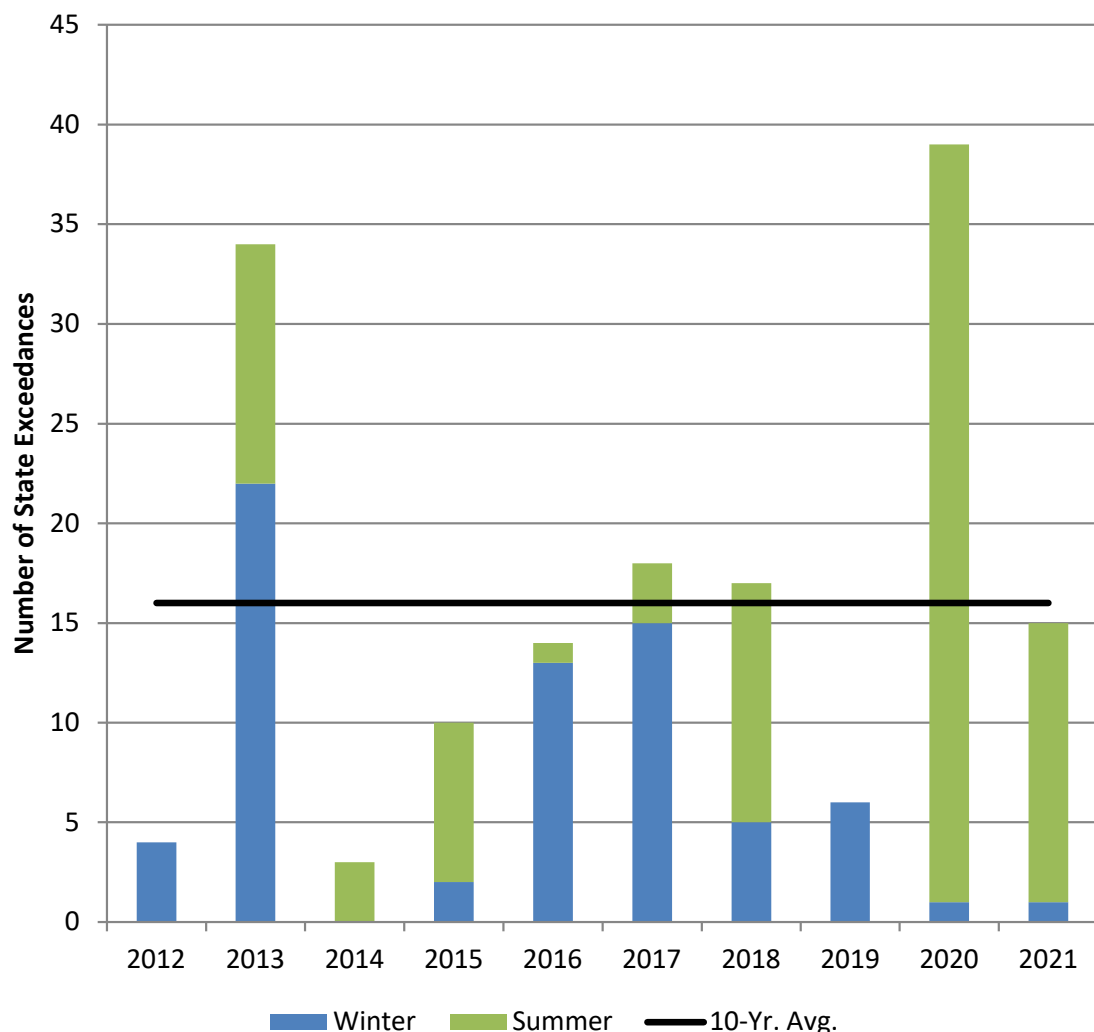
General Plan: Goal R.9

Environment: Air

Particulate Air Pollution

Particulate air pollution measures the total number of days Mammoth Lakes exceeds the California Air Quality Standard for Particulate Matter (PM₁₀) each year. PM₁₀ includes particles with a diameter of 10 microns or less. The California Air Quality Standard for PM₁₀ is 50 µg/m³, measured as a 24-hour average. The Federal Standard for PM₁₀ is a less stringent 150 µg/m³, measured as a 24-hour average.

In 2021, Mammoth Lakes exceeded the California Air Quality Standard for PM₁₀ on 15 days, which was slightly below the 10-year average of 16 days. 14 of the exceedances occurred in the summer months and were a result of the wildfire smoke. In August 2021, the Town was impacted by the Dixie Fire (Butte County) and the Caldor Fire (El Dorado National Forest). From mid-September through early October smoke from the KNP Complex (Sequoia and Kings Canyon National Parks) impacted the Town. While the Town did experience wildfire smoke impacts in 2021, conditions were not as severe as previous wildfire seasons, primarily due to the distance from the fires and prevailing winds blowing the smoke elsewhere.



Note: The breakdown of Summer vs. Winter exceedances is only available from 2010 to the present

Time Frame: Calendar Year (January 1 – December 31)

Data source: California Environmental Protection Agency, Air Resource Board

For additional information:

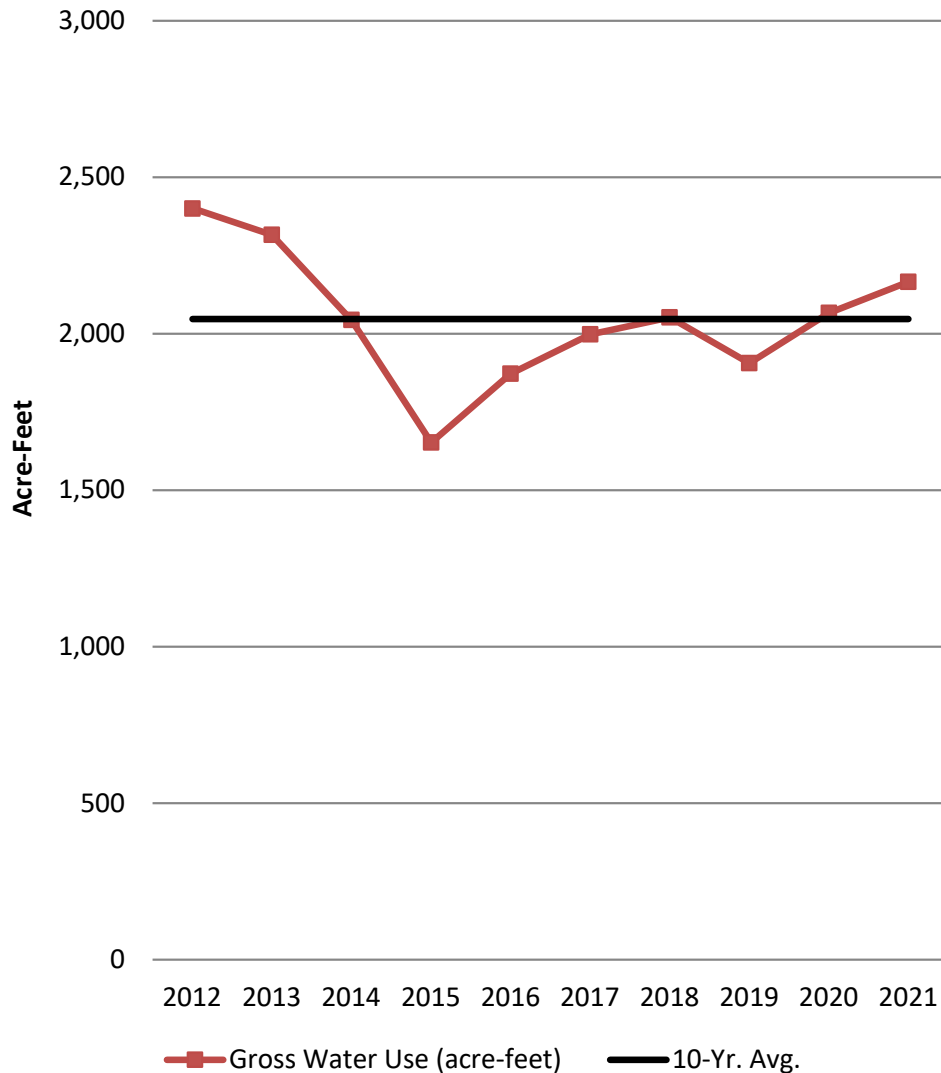
Town of Mammoth Lakes Planning Department, Website: <http://www.townofmammothlakes.ca.gov/>

Environment: Water

Water Consumption

Water consumption measures the total acre-feet of water supplied by the Mammoth Community Water District for use by residential, commercial, and institutional customers. Water consumption numbers include water used by hotels and vacation homes in Mammoth Lakes, as well as for irrigation by Sierra Star and Snowcreek golf courses. Sierra Star golf course uses reclaimed water, and Snowcreek is scheduled to begin using reclaimed water in the near future.

The 5-year trend for water consumption shows a $\approx 1.7\%$ increase annually. In 2021, water consumption increased slightly from the previous year (5% increase) but remained lower than the pre-2014 years. The 2021 water consumption represents a 39% reduction from 2002, which was the highest water consumption year on record.



Time Frame: Calendar Year (January 1 – December 31)

Data source: Mammoth Community Water District, Urban Water Management Plan

For additional information:

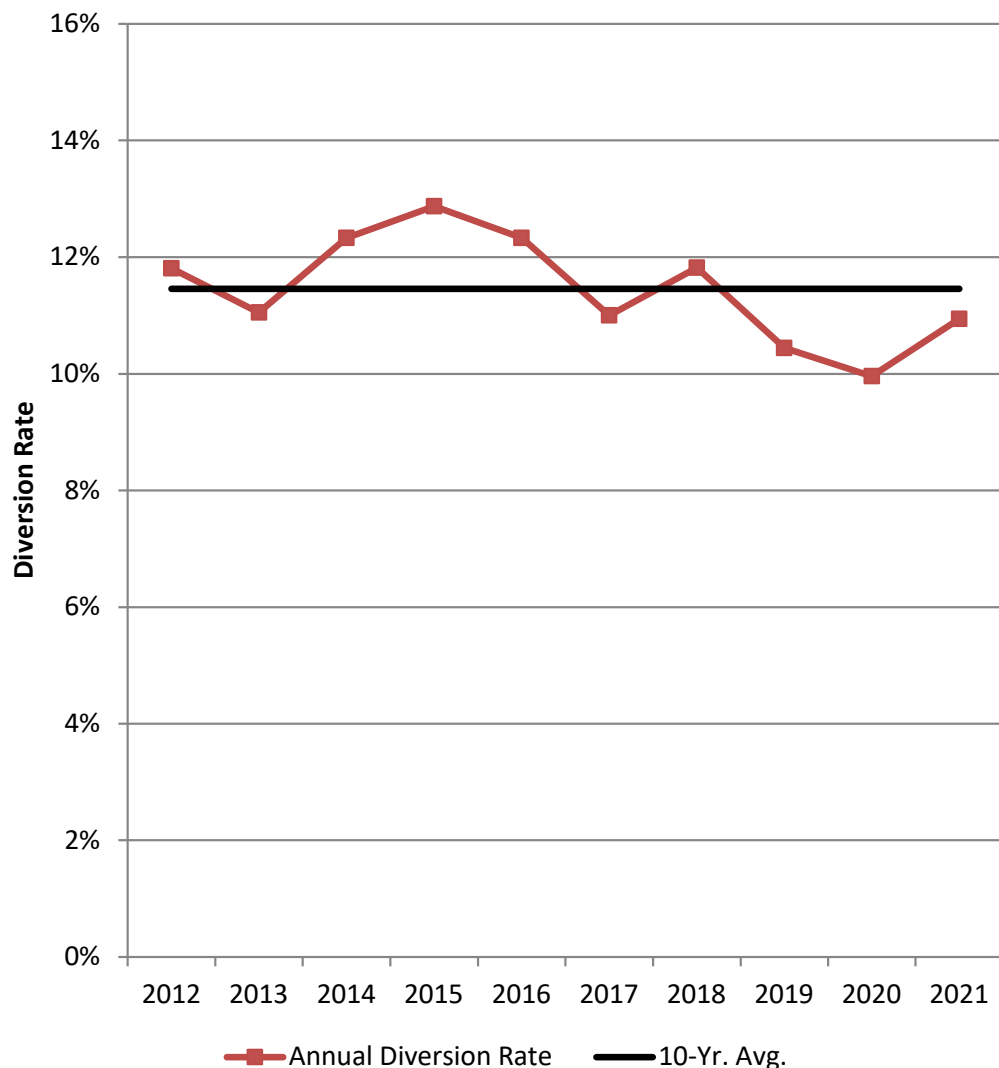
Mammoth Community Water District, Website: <http://www.mcwd.dst.ca.us/>

2020/2021 Snow Pack

The most recent winter experienced below average snowfall. The area experienced large snowfall events in October and December, but also experienced prolonged periods with little precipitation. This resulted in a below average snowpack for most of the winter and spring. The water content of the Mammoth Pass snowpack peaked in mid-March at 30.5 inches of snow water content. The low snowpack, combined with spring temperatures, led to an early melt out. The snowpack at Mammoth Pass was effectively gone by the end of May. The below average snowfall has caused persistent drought conditions throughout the Sierra that are expected to exist throughout the summer and fall.

Environment: Waste

Recycling Rates



Time Frame: Calendar Year (January 1 – December 31)

Data source: Waste Connections, Inc.

Recycling rates measure the percentage of waste disposal that is diverted to a recycling facility. This diversion rate is calculated by dividing the tonnage of recycled material by the tonnage of total waste disposal in Mammoth Lakes.

The 5-year trend for recycling rates has seen a 1.8% decrease annually in the Town's diversion rate. In 2021, recycling rates experienced a 10% increase from the previous year. 2021 was 4% lower than the 10-year average.

Town Clean Up Day 2021

The 2021 Town of Mammoth Lakes Clean Up Day was held Friday May 21st and Saturday May 22nd. The event was smaller than previous year with the Town providing on drop off station for large bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials. In total, 21 tons of material was collected.



May 21 & 22

**DEFENSIBLE SPACE
AND COMMUNITY
CLEAN UP EVENT**

For additional information:

Waste Connections Inc., Website: <http://www.wasteconnections.com/>

Acknowledgements

Thank you to the following for providing the indicator data used to compile this report:

- Rob Patterson, Town of Mammoth Lakes, Finance Department
- Stephanie Trujillo, Town of Mammoth Lakes, Finance Department
- Daniel Earls, Town of Mammoth Lakes Finance Department
- Patricia Robertson, Mammoth Lakes Housing
- Lori Turk-Bicakci, Lucile Packard Foundation for Children's Health
- Al Davis, Mammoth Lakes Police Department
- Krystle Stewart, Mammoth Lakes Police Department
- Phill Kiddoo, Great Basin Unified Air Pollution Control District
- Chris Howard, Great Basin Unified Air Pollution Control District
- Betty Hylton, Mammoth Community Water District
- Michelle Erwin, Mammoth Disposal
- Michael Peterka, Town of Mammoth Lakes, Community and Economic Development Department
- Dawn Vidal, Eastern Sierra Transit Authority

About the 2021 Community Indicators Report

The Community Indicators Report was developed in 2013 with assistance from the consultant group Environmental Incentives, and required significant effort to select a targeted set of relevant and feasible indicators, collect historical data for each indicator, and develop the structure and content of this report. In order to leverage this significant effort, a reporting plan was developed to efficiently and consistently update the annual Community Indicator Report in the future. The reporting plan ensures consistent and accurate annual reporting of indicators, and reduces the administrative burden of reporting. The Community Indicators Report is an annual report and the 2021 report is the 9th edition of this report.

Disclosure

The work upon which this publication is based was funded in whole or in part through a grant awarded by the California Department of Conservation (Department), Strategic Growth Council (SGC). The statements and conclusions of this report are those of the GRANTEE and/or Subcontractor and not necessarily those of the SGC or of the Department, or its employees. The SGC and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

