



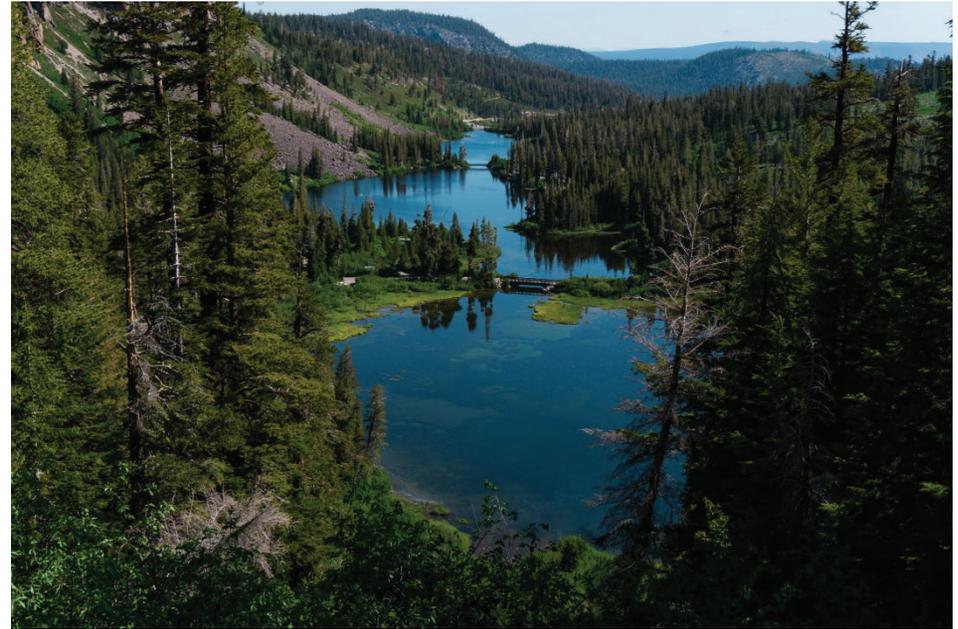
# Town of Mammoth Lakes: 2019 Community Indicators Report



# About the 2019 Mammoth Lakes Community Indicators Report

The 2019 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.

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.

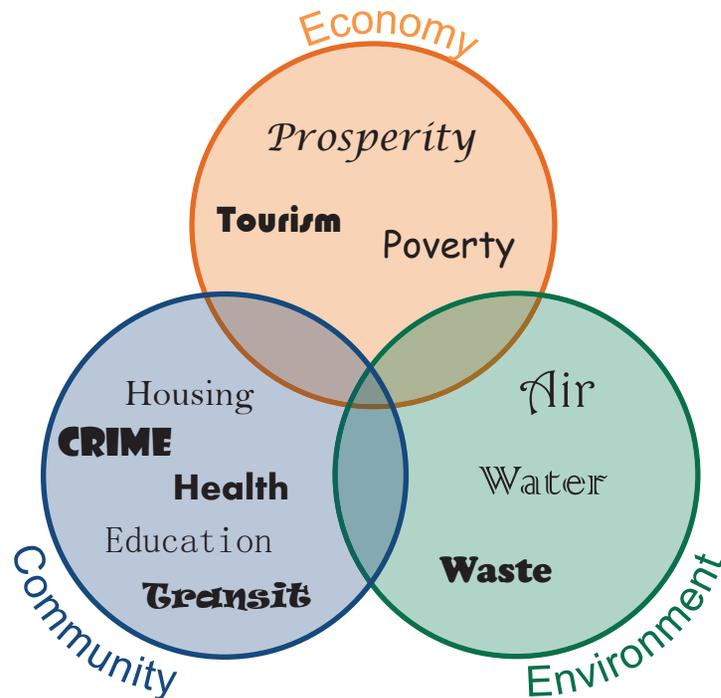


## Mammoth Lakes Community Goals

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.



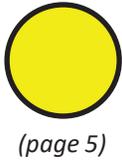
# Executive Summary

Is the community of Mammoth Lakes becoming more sustainable?

## ECONOMY

### Poverty

Subsidized School Lunch Eligibility  
(1.1% increase)



### Prosperity

Sales Tax Revenue  
(13% increase)



### Tourism

Transient Occupancy Tax (TOT) Revenue  
(14.4% increase)



## ENVIRONMENT

### Air

Particulate Air Pollution  
(5% decrease)



### Water

Water Consumption  
(4.2% increase)



### Waste

Recycling Rate  
(4.2% decrease)



## COMMUNITY

### Housing

Median Home Price<sup>1</sup>  
(0.65% increase)



### Education

Graduation Rates  
(3.5% increase)



### Health

Student Obesity Rates  
(avg. of 6.3% increase for the 3 grade levels)



### Crime

Law Enforcement Arrests  
(0.0% change)

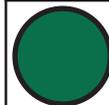


### Transit

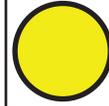
Local Transit Participation  
(2.3% decrease)



### 5-Year Trend Categories



**Positive Trend**  
(> +3% change)



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



**Negative Trend**  
(> -%3 change)

<sup>1</sup> The 5-year trend for median home saw minimal change over the 5-year period. This 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 \$170,000.

**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

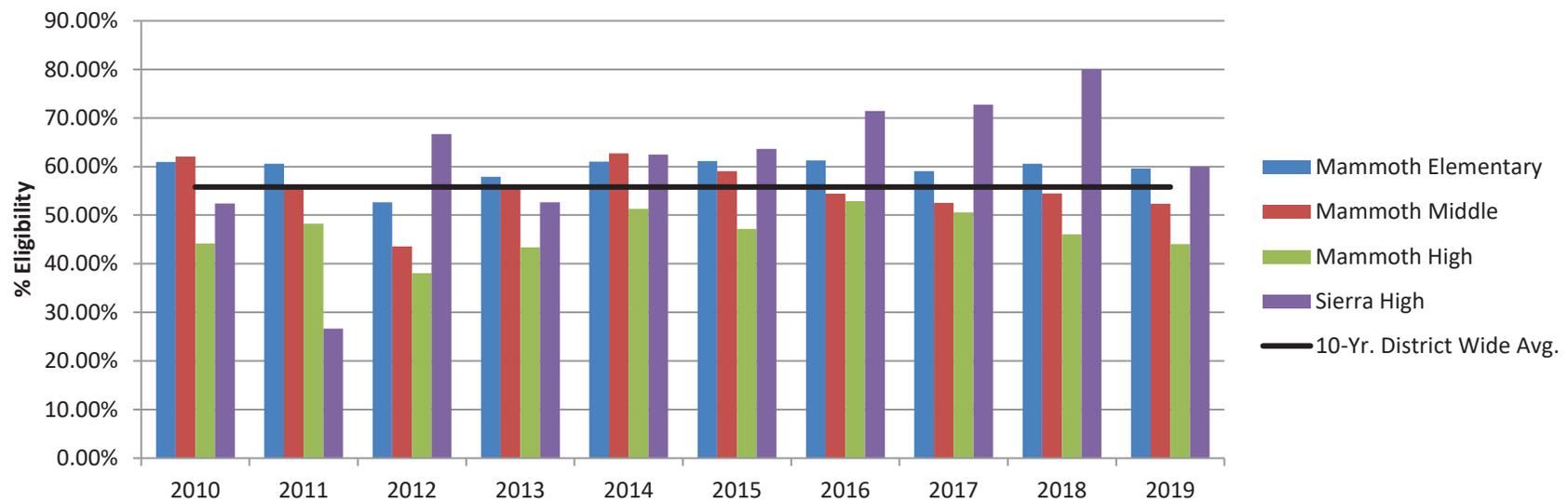
Mammoth Lakes’ economy is tourism-based. High altitude outdoor activities are the major economic and employment generator in the community, and the seasonal ebb and flow of visitors causes economic and employment fluctuation. Transient Occupancy Tax (TOT) revenues are a measure of visitor bed occupancy,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

## Economy: Poverty

### 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  $\approx 1\%$  annually over the past five years. In the 2018-2019 school year, the average districtwide eligibility was  $\approx 8$  percentage points lower than the previous year and all 4 demographic groups experienced a decrease in eligibility. When compared to the previous school year, the overall district population increased by 9 students, while the number of eligible students decreased by 14 students. When compared to the 10-year average, the 2018-2019 student population was 38 students higher than the average (1209 vs 1171 [3% difference]), and the number of eligible students was 3 students lower than the average (643 vs. 646 [ $\approx .05\%$  difference]).



Time Frame: School Year (September to June)

Data source: California Department of Education, Student Health & Support program

For additional information:

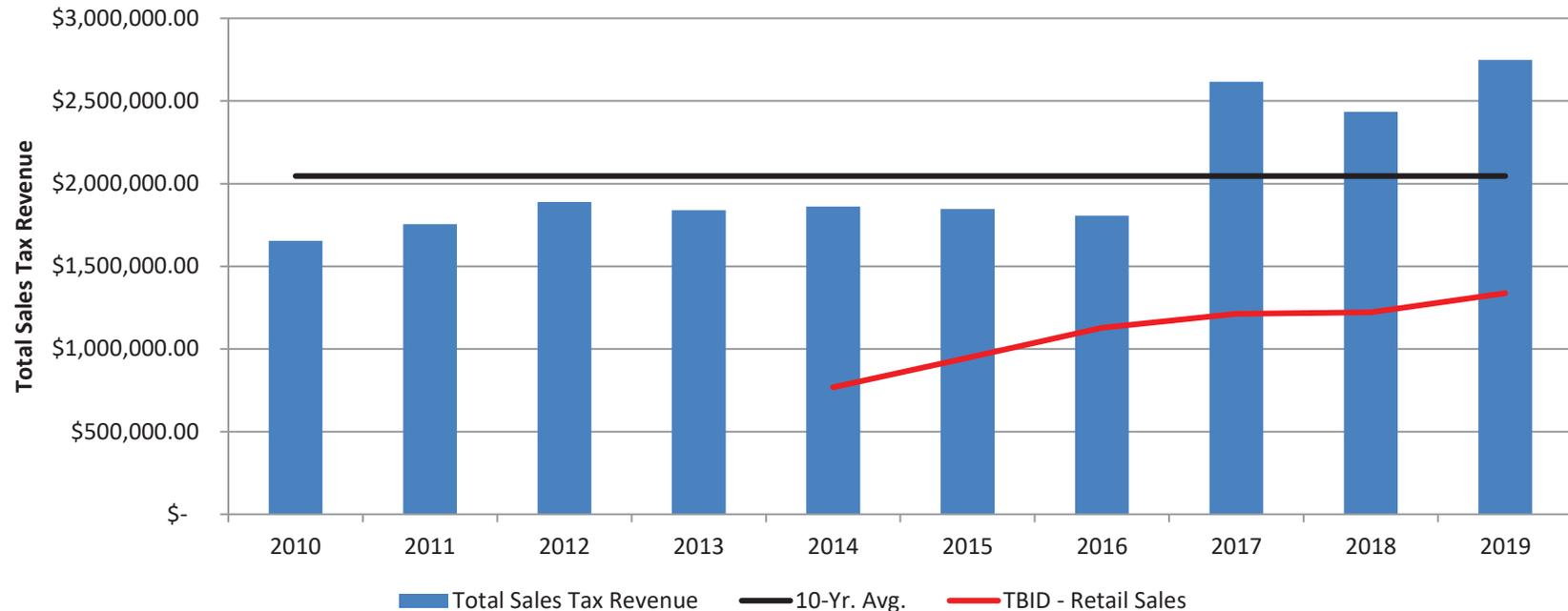
Mono County Office of Education, Website: <http://www.monocoe.org/>

## Economy: Prosperity

### 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. The current the sales tax rate in Mammoth Lakes is 7.75%.

Total sales tax revenue increased by  $\approx 13\%$  in FY 2019 from the previous year, and the 5-year trend shows a  $\approx 13\%$  increase annually over the past 5 years. The FY 2019 sales tax revenue is  $\approx 26\%$  higher than the 10-year average (\$703,907 higher). Additionally, TBID increased by 7% in FY 2019 after a slight decrease in FY 2018.



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

**For additional information:**

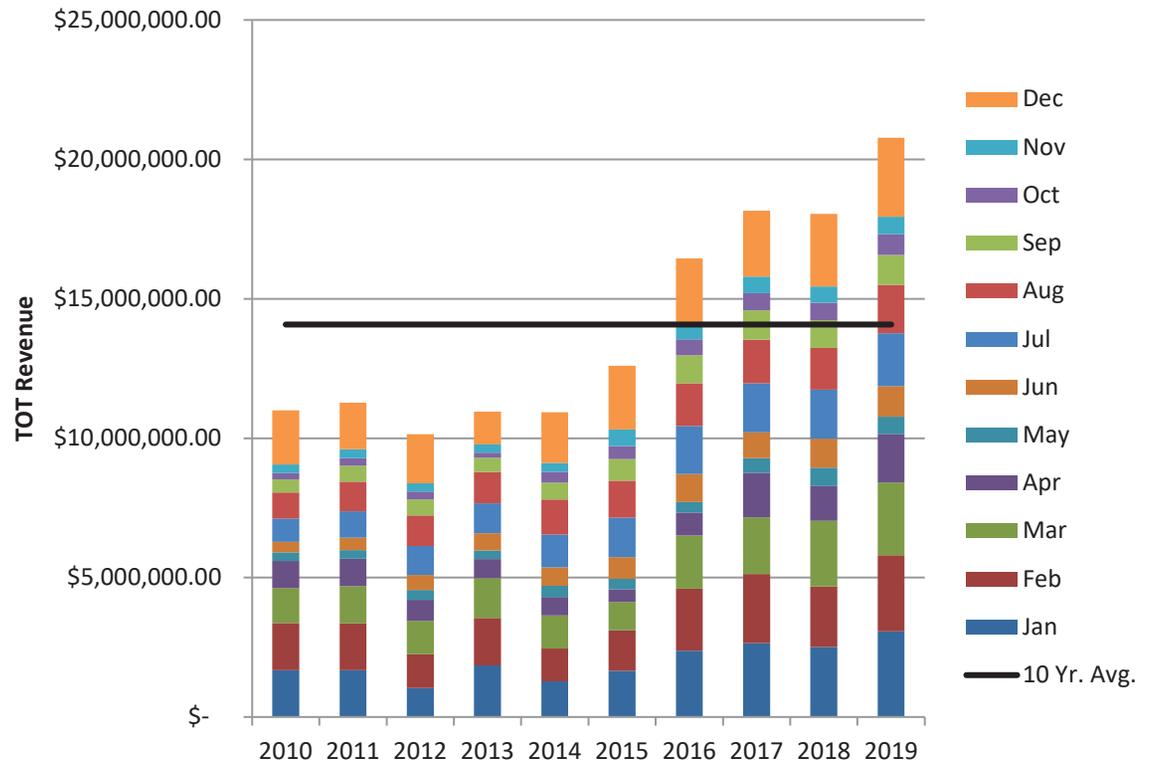
Town of Mammoth Finance Department, Website: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=181>

# 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%.

The total TOT revenue increased ≈16% in 2019 from 2018, which equates to an increase of approximately \$3 million. The five-year trend indicates an increase of ≈14% annually with the 2019 TOT revenue being highest on record. In 2019, record breaking TOT revenue was received in every month. This can be attributed to increased visitor volume in the summer months and increased TOT enforcement. TOT revenue during the summer months continued to be strong with revenues in excess of 1 million dollars for the months of June, July, and August.



Time Frame: Calendar Year (January 1 - December 31)  
Data source: Town of Mammoth Finance Department, TOT Revenue Collection Tracking Report

## TOT Enforcement Program



TOT enforcement continues to be a primary focus of the Revenue Team. As expected, the trend of monetary collection totals continue to drop from the previous year. The assistance of Host Compliance provides for an expedited identification and communication process. This creates a shorter period of illegal rental activity, which leads to smaller enforcement payments and increased revenues remitted by legal operators. Along with the utilization of technology to identify newly posted advertisements, the Revenue Team has begun public outreach and education initiatives to property owners and community members. To date in FY 19/20, there were 42 TOT cases opened and 64 citations issued. This resulted in an additional \$144,853.84 in revenue. For comparison, in FY 18/19, there were 92 TOT cases, 134 citations issued, and an additional \$216,293 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

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### 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

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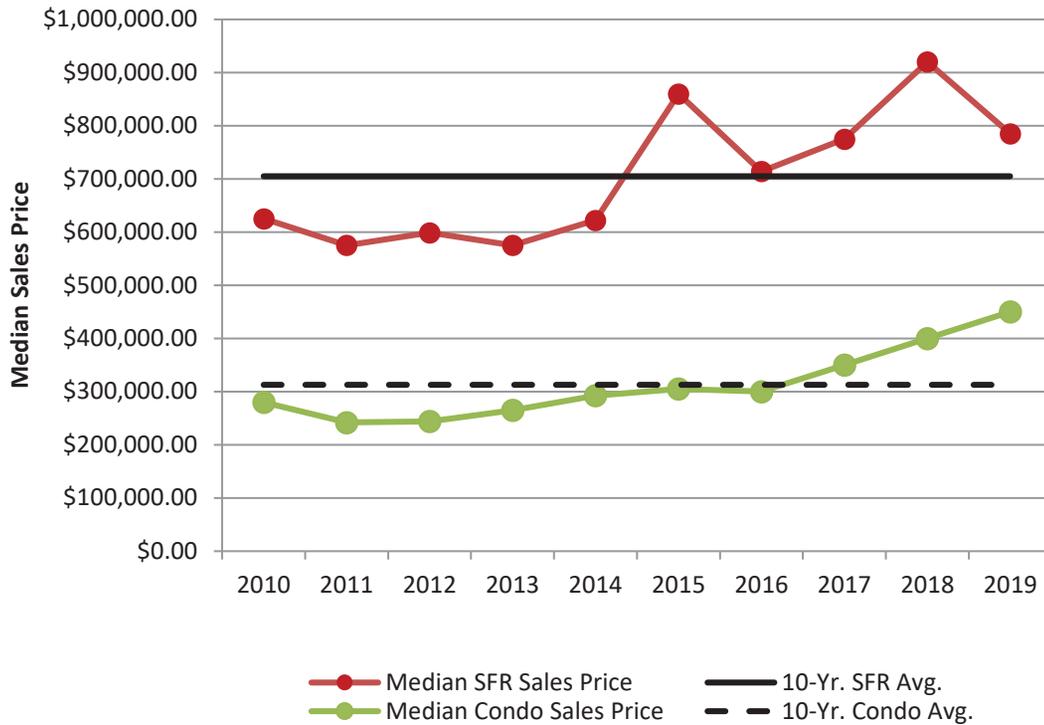
### Local Transit Participation

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



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:

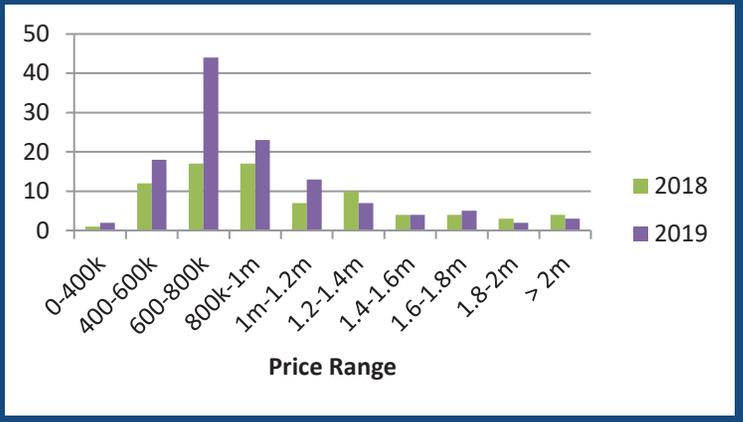
Mammoth Lakes Housing, Inc., Website: <http://mammothlakeshousing.com/>

## 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 \$5,600 annually ( $\approx 0.65\%$  change) over the past five years. However, the 2019 median SFR home price  $\approx 15.7\%$  lower than the 2018 median SFR home price (\$785k vs \$920k). The total number of SFRs sold in 2019 increased from the number sold in 2018 (121 vs. 79) and there was a significant increase in the number of SFRs sold that were in the \$600-800k range (44 vs 17). The 5-year trend for the median condo price shows an annual increase of \$39,000 ( $\approx 13\%$  change) over the past five years and the 2019 median condo price was \$50,000 higher than the 2017 median condo price (\$450,000 vs \$400,000).

## Price Range of SFRs Sold, 2018 and 2019



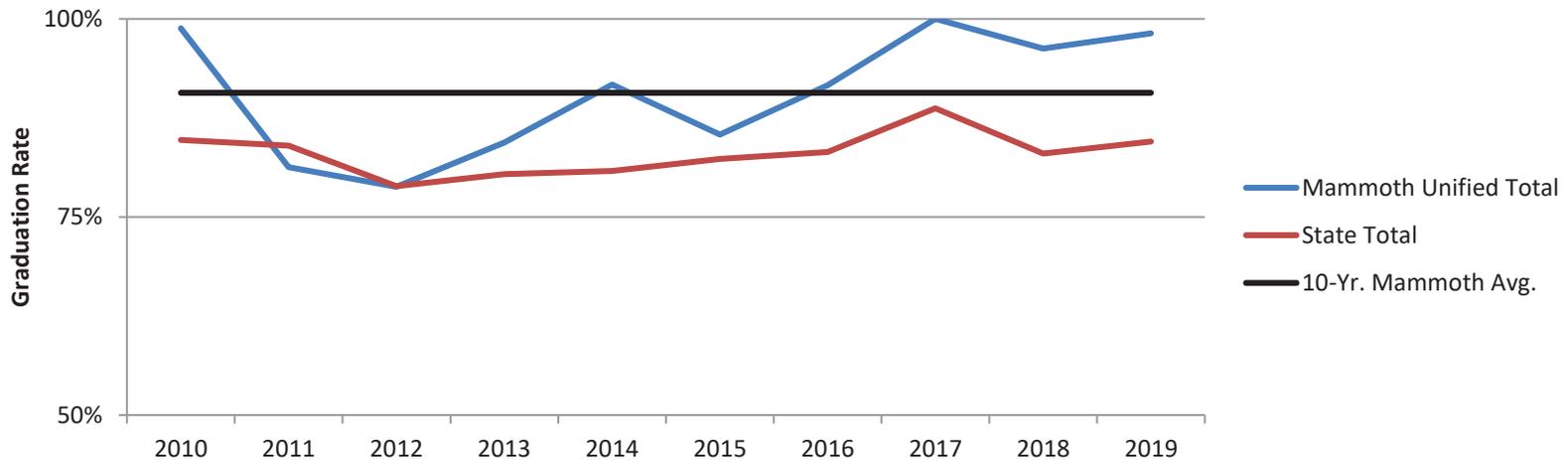
## Graduation Rates

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 for graduation rates indicates that the rate has increased by  $\approx 3.5\%$  each year. The 2018-2019 school year saw a  $\approx 2\%$  increase from the previous year and was  $\approx 8\%$  higher than the 10-year average for Mammoth Unified.

The 2019 Graduation rate from District high schools was 13.7 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 significant 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 significant effect that a change of a few students can have on the percentage of graduates.

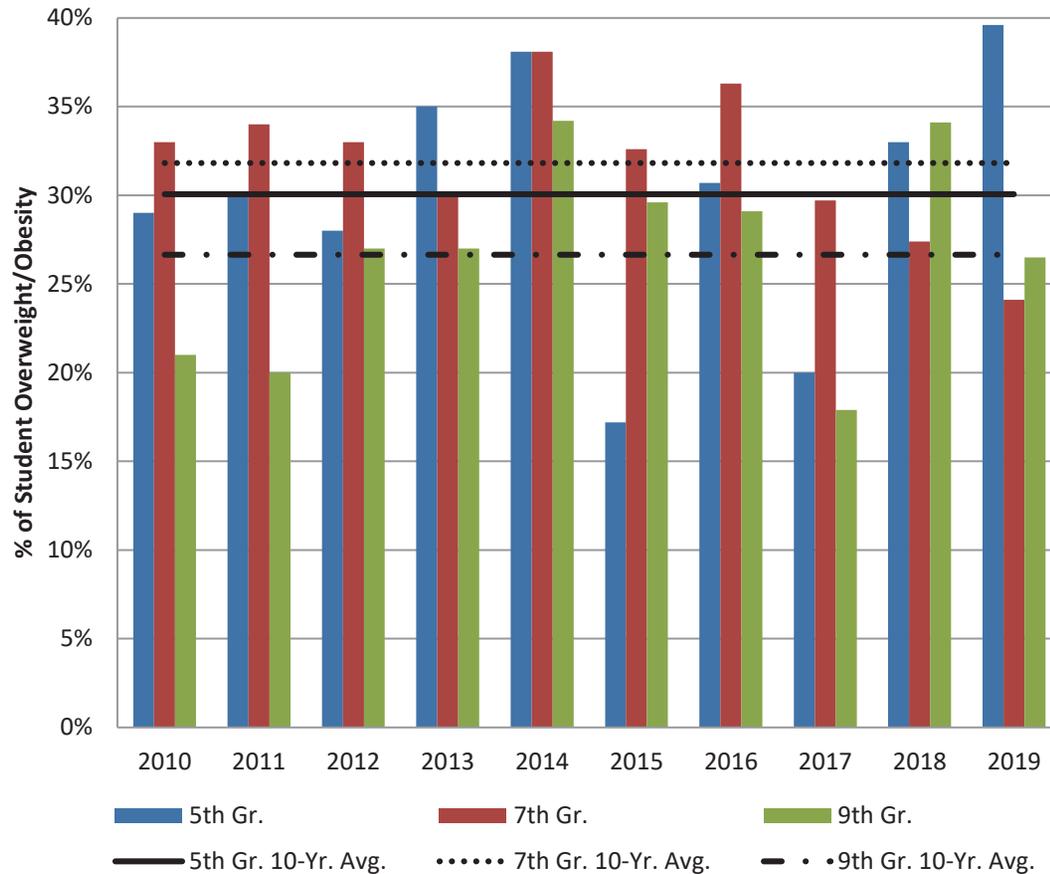


*Time Frame: School Year (September to June)*  
 Data source: California Department of Education, DataQuest Program

**For additional information:**

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

## Student Overweight/Obesity Rates



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.

The 5-year trend for student overweight/obesity rates show a ≈5% annual increase for 5<sup>th</sup> graders, ≈2.5% annual decrease for 7<sup>th</sup> graders, and no annual change for 9<sup>th</sup> graders. 2019 saw increases in the overweight/obesity rates for 5<sup>th</sup> graders, while 7<sup>th</sup> and 9<sup>th</sup> graders both decreased. 7<sup>th</sup> graders had the lowest obesity rate in the past decade (24%). Compared to the 10-year average, the 2019 rates for 5<sup>th</sup> graders were 10 percentage points higher; 7<sup>th</sup> graders were 8 percentage points lower; and 9<sup>th</sup> graders equaled the 10-year average. When compared to the California statewide average student obesity rate of 40% (not shown on the chart), all grade levels were at or below the statewide average.

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 remained constant annually over the past five years, and crime rates over the past 5 years have been consistently lower than they were pre-2012. 2019 experienced an increase in the number of violent crimes from the previous year (40 vs 36). During the same period, property crimes increased (128 vs 82).



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

*Data source: TOML Police Department*

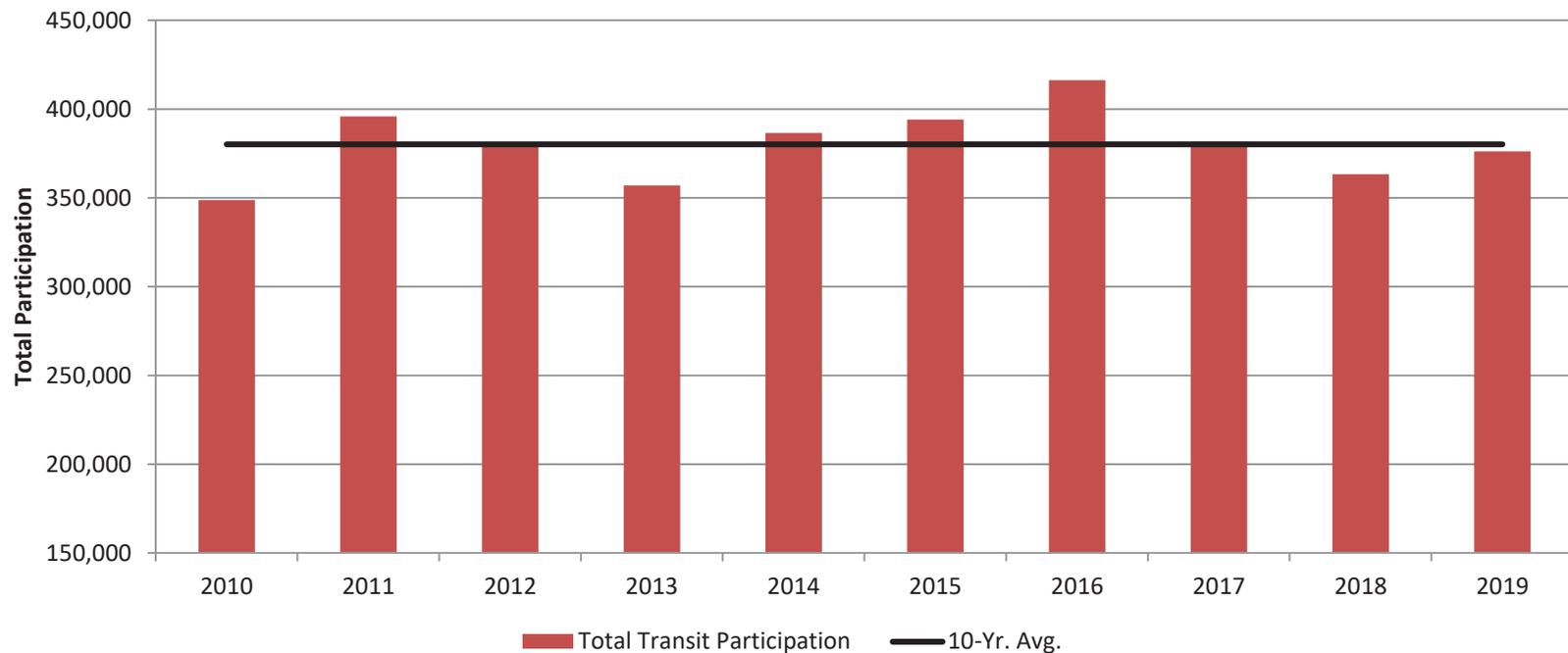
**For additional information:**

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.

The 5-year trend for transit ridership shows a decrease of 2.25% annually over the past five years. 2019 transit ridership was 1% below the 10-year average, but ridership was up 3.5% from 2018. Local transit continues to have its highest participation in July and August, which accounted for ~35% of the total participation numbers (130,559 out of 376,265) for 2019.



*Time Frame: Calendar Year (January 1 – December 31)*  
*Data source: Eastern Sierra Transit Authority, Ridership Counts*

**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

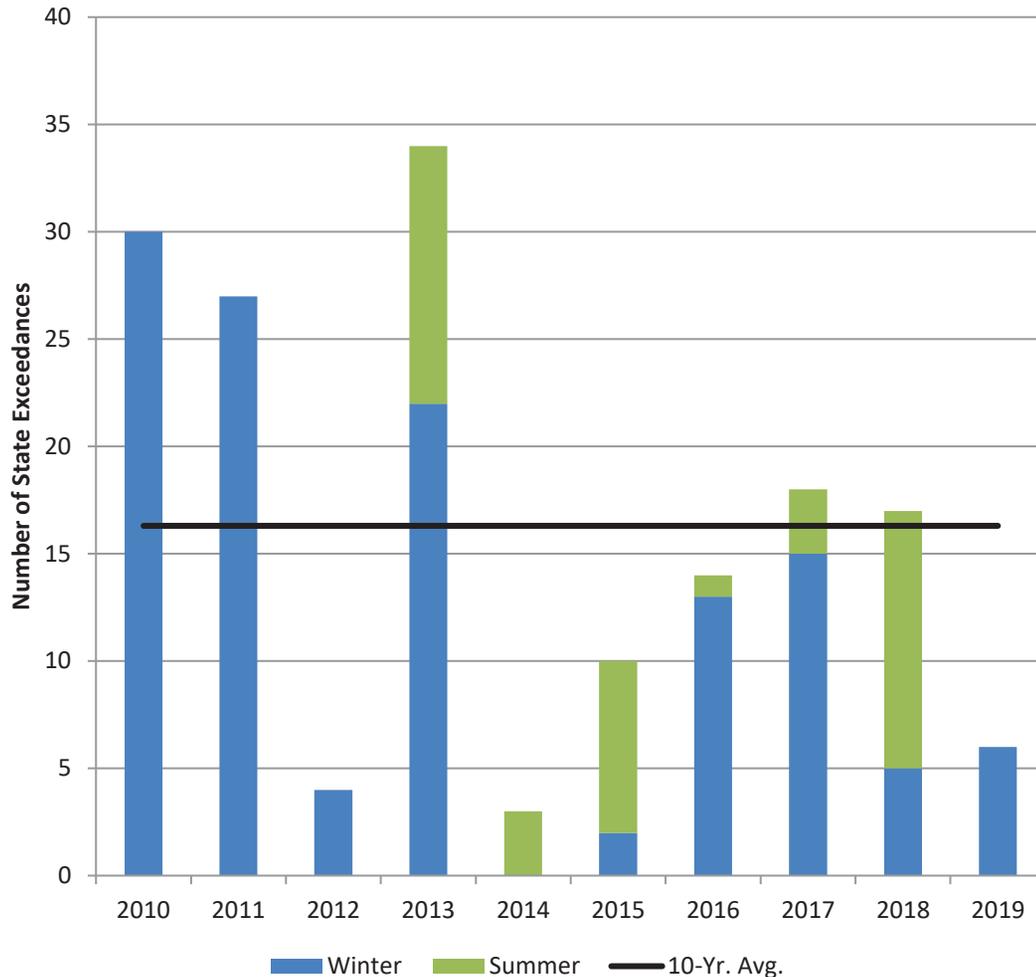
Solid waste disposal in landfills or incineration generates Greenhouse Gas (GHG) emissions, increases the risk of soil and groundwater contamination, and consumes non-renewable resources. Recycling minimizes these impacts and creates local jobs.

**“Reduce volume of solid waste”**

General Plan: Goal R.9

# Environment: Air

## Particulate Air Pollution



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

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/m<sup>3</sup>, measured as a 24-hour average. The Federal Standard for PM10 is a less stringent 150 µg/m<sup>3</sup>, measured as a 24-hour average.

In 2019, Mammoth Lakes exceeded the California Air Quality Standard for PM10 on 6 days, which is below the 10-year average of 16 days. No significant fire events look place near Mammoth Lakes in 2019 and the 6 exceedances of the California Air Quality Standard all occurred in the winter months. None of the six days exceeded the Federal Standard. The 5-year trend saw an increase of 5% annually, despite there being significantly fewer exceedances of the California Air Quality Standard in 2019.

**For additional information:**

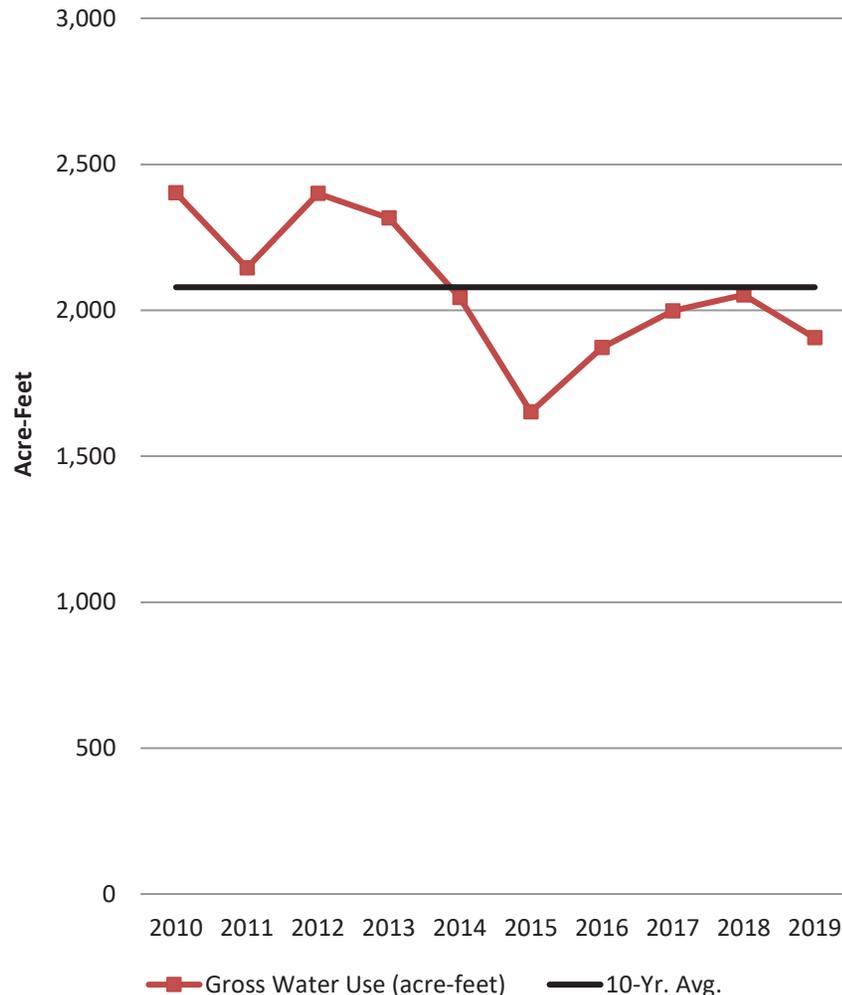
Town of Mammoth Lakes Planning Department, Website: <http://www.townofmammothlakes.ca.gov/>

# 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  $\approx 4\%$  increase annually. In 2019, water consumption decreased slightly from the previous year (7% decrease) and continued to be lower than the pre-2014 years. The 2019 water consumption represents a 46% 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/>

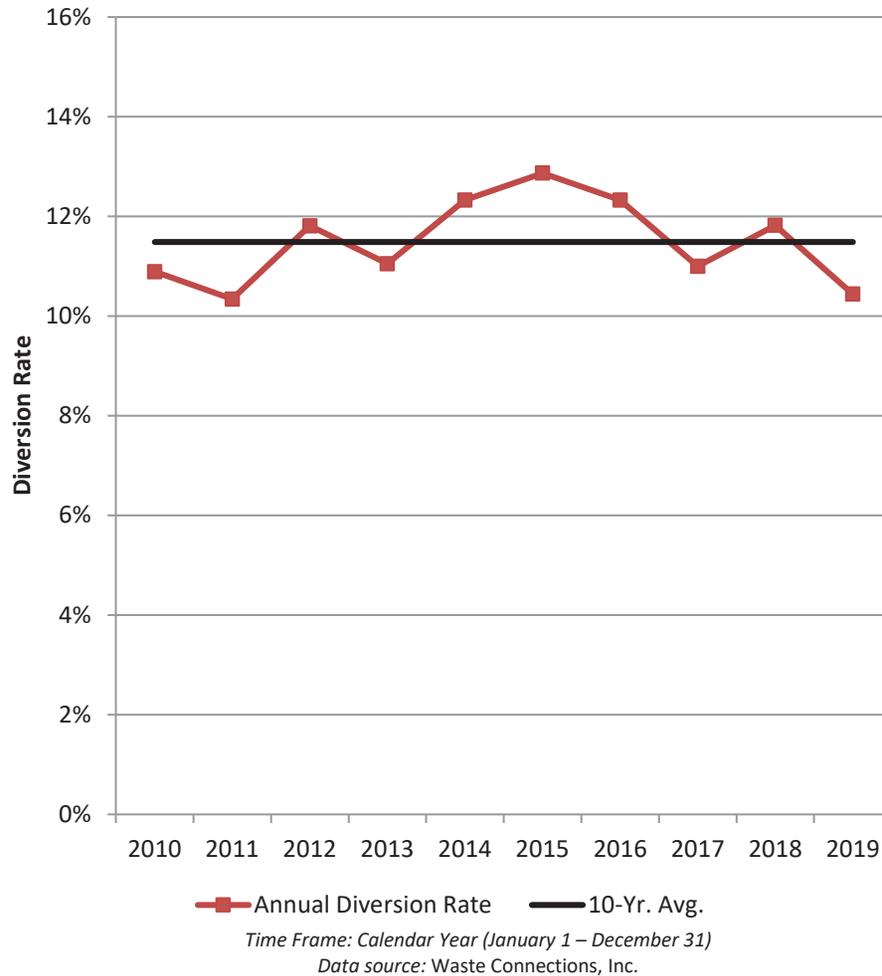
### 2019/2020 Snow Pack

The most recent winter experienced below average snowfall with very little snowfall events occurring in the months of January and February. This resulted in a snowpack significantly below average for most of the winter and spring. The water content of the Mammoth Pass snowpack peaked in the month of April at 24.24 inches. This is well below 2019, which saw the snowpack peak at 54.96 inches of water content.



# Environment: Waste

## Recycling Rates



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 ≈4% decrease annually in the Town’s diversion rate. In 2019, recycling rates experienced a 12% decrease from the previous year, which was 9% lower than the 10-year average.

### Town Clean Up Day 2019

The 2019 Town of Mammoth Lakes Clean Up Day was held Saturday, June 8th. The Town provided three drop off stations for large bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials. In total, 102 tons of material was collected.



**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:

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# About the 2019 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 2019 report is the 7<sup>th</sup> 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.*

