



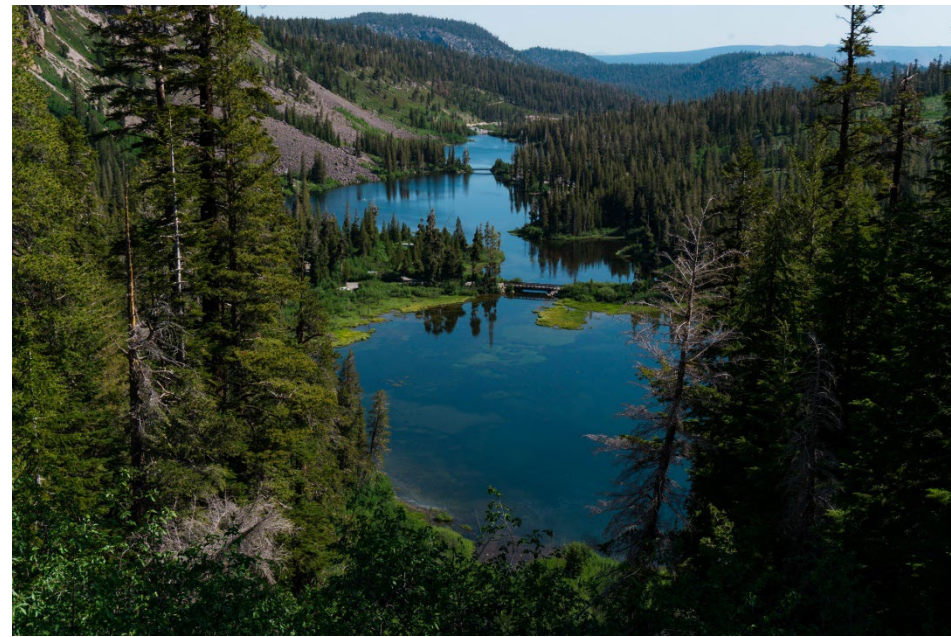
Town of Mammoth Lakes: 2024 Community Indicators Report



About the 2024 Mammoth Lakes Community Indicators Report

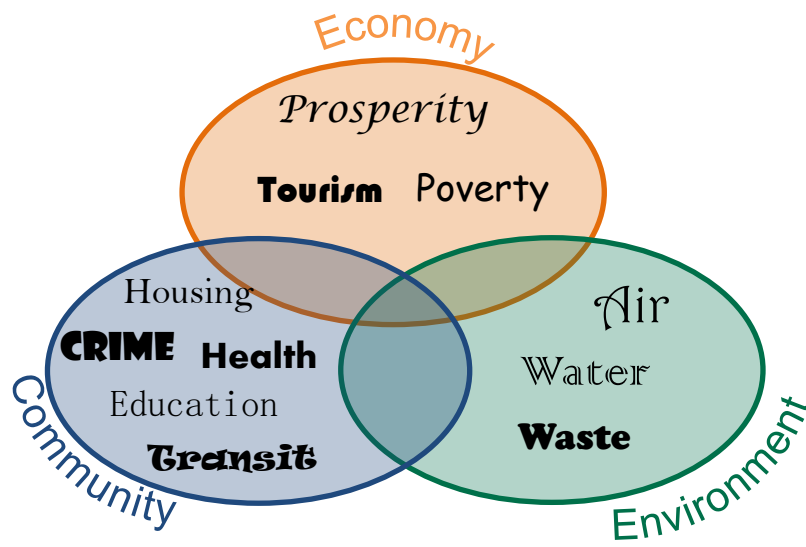
The 2024 Community Indicators Report uses indicators to report performance related to the “triple bottom line” sustainability goals of the community of Mammoth Lakes. These goals and indicator results reflect the interplay between the social, environmental, and economic factors affecting the community’s 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 that resulted in the 2007 General Plan and associated Neighborhood District Plans. Reporting progress towards achieving the goals defined through these 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.

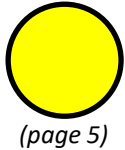
Executive Summary

Is the community of Mammoth Lakes becoming more sustainable?

ECONOMY

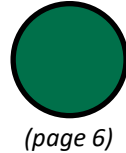
Poverty

Subsidized School Lunch Eligibility
(0.04% decrease)



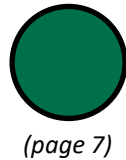
Prosperity

Sales Tax Revenue
(16% increase)



Tourism

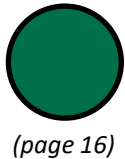
Transient Occupancy Tax (TOT) Revenue
(26.32% increase)



ENVIRONMENT

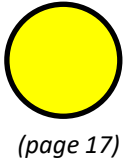
Air

Particulate Air Pollution
(18.21% decrease)



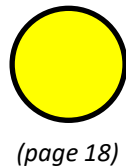
Water

Water Consumption
(2.62% decrease)



Waste

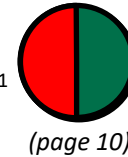
Recycling Rate
(2.69% decrease)



COMMUNITY

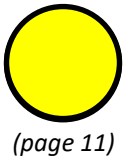
Housing

Median Home Price¹
(11.96% increase)



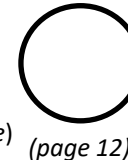
Education

Graduation Rates
(1.35% decrease)



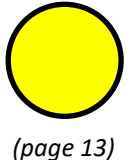
Health

Student Obesity Rates
(2024 data not available)



Crime

Law Enforcement Arrests
(2.74% Increase)

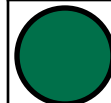


Transit

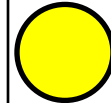
Local Transit Participation
(26.90% Increase)



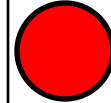
5-Year Trend Categories



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 single-family home at the current median home price would require an annual income of over \$265,000.

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

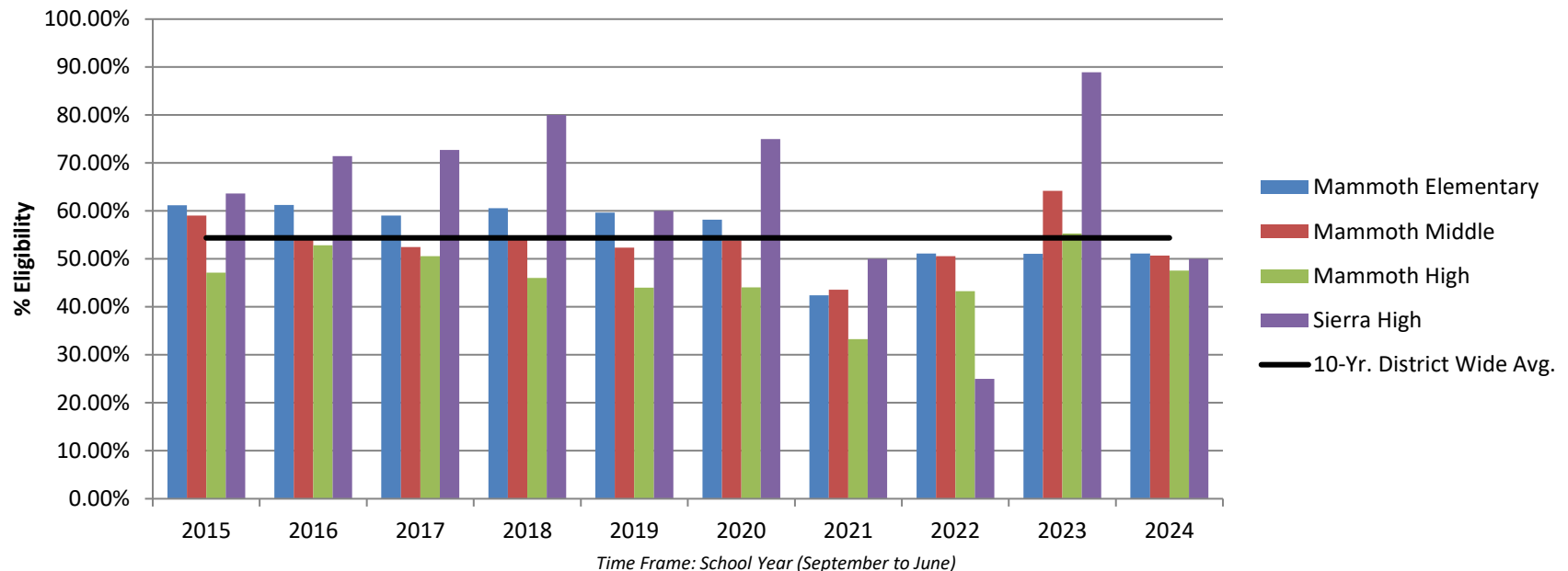
Mammoth Lakes’ economy is tourism-based. High altitude outdoor activities are the major economic and employment generator in the community, and the seasonal ebb and flow of visitors causes economic and employment fluctuation. Transient Occupancy Tax (TOT) revenues are a measure of visitor bed occupancy, 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 decreased by 0.04% annually over the past five years. In the 2023-2024 school year, the districtwide eligibility decreased for Mammoth Middle School, High School, and Sierra High and remained the same for Mammoth Elementary. When compared to the previous school year, the overall district population decreased by 6 students, while the number of eligible students decreased by 64 students. When compared to the 10-year average, the 2023-2024 student population was 52 students below the average (1112 vs 1164), and the number of eligible students was 66 students lower than the average (555 vs 621).



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

For additional information:

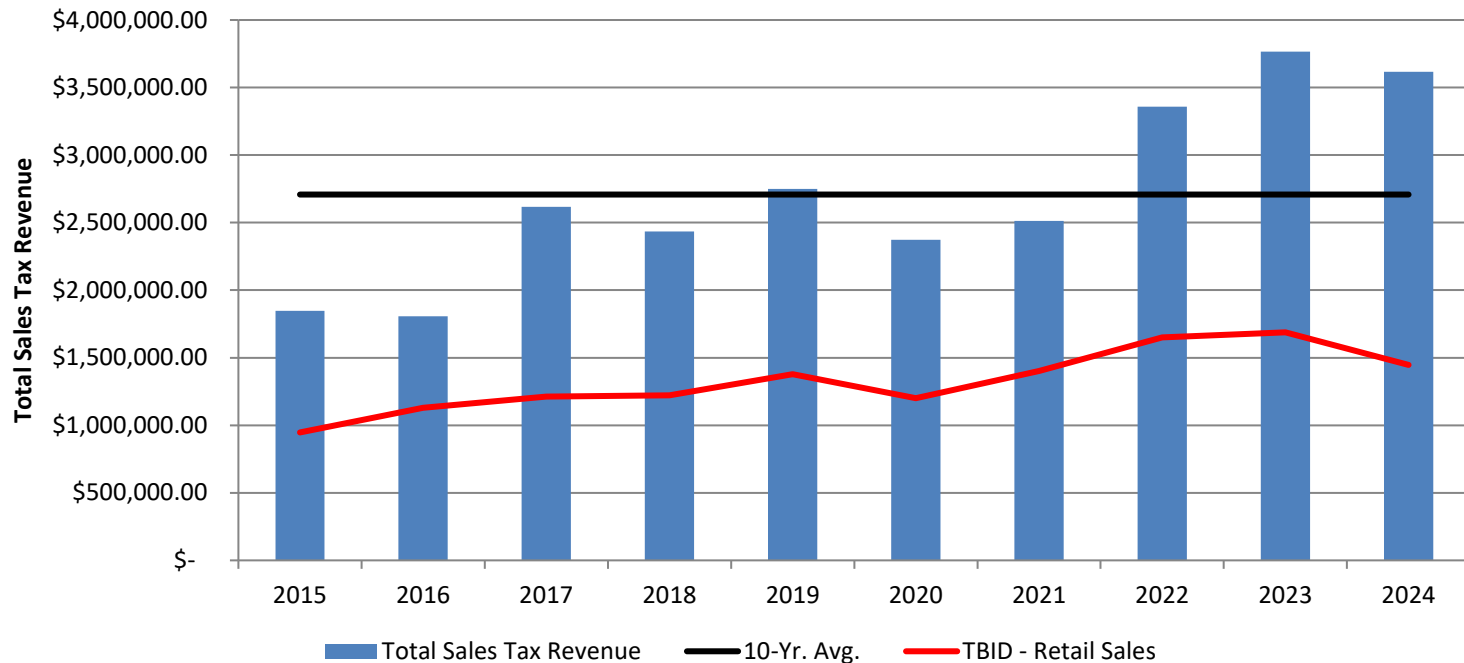
Mono County Office of Education, Website: <http://www.monocoe.org/>

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 (FY). The current the sales tax rate in Mammoth Lakes is 7.75%.

Total sales tax revenue decrease by $\approx 4\%$ in FY 2023-24 from the record high the previous year. The 5-year trend shows a $\approx 16\%$ increase annually over the past 5 years. The FY 2023-24 sales tax revenue was $\approx 25\%$ higher than the 10-year average ($\approx \$908k$ higher). In FY 2023-24, TBID generated from retail sales decreased slightly from last years all time high.



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

For additional information:

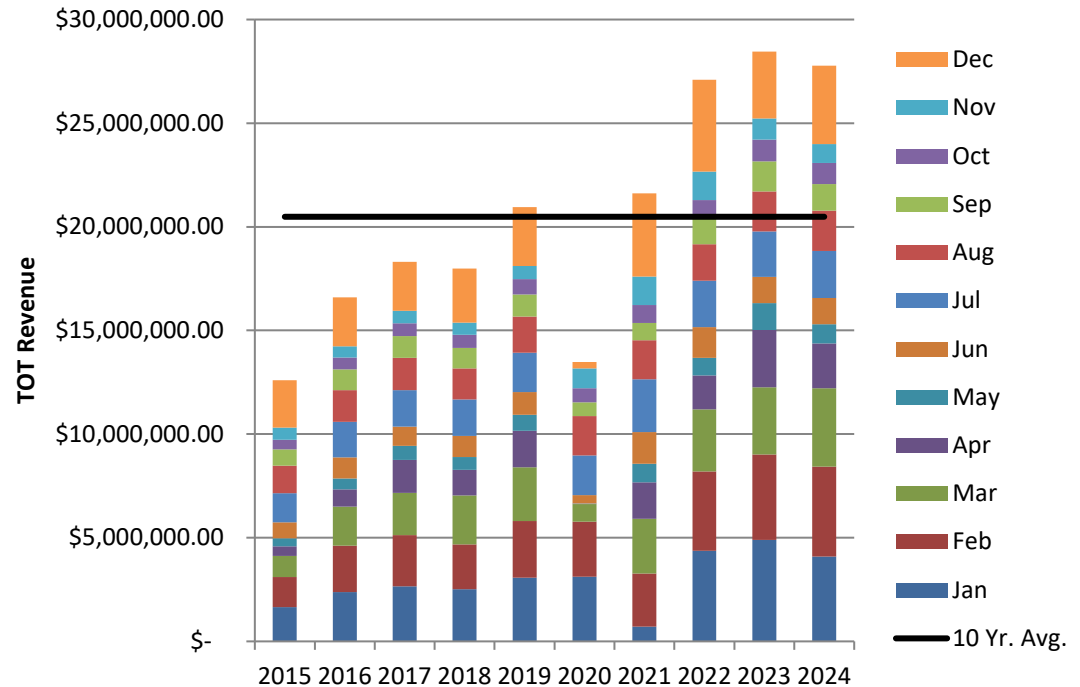
Town of Mammoth Finance Department, Website: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=181>

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 TOT rate through the end of 2024 in Mammoth Lakes was 13% and was increased to 15% effective January 1, 2025.

TOT revenue decreased $\approx 2\%$ from 2023 to 2024, which was a decrease of approximately \$669k. However, TOT revenue remained strong in 2024 with the collection of \$27.7 million being the second highest amount on record for the Town (2023 remains as the highest TOT year).

The five-year trend indicates an increase of $\approx 26.32\%$ annually, which still takes into account the lower TOT in 2020 due to COVID-19 restrictions. 2024 saw record breaking monthly TOT revenue in January, February, March, April, 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



In 2024, the Town continued to use Rentalscape to assist the Revenue Team in TOT enforcement. 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 2024, there were 43 TOT citations issued that resulted in an additional \$297,106 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

Student overweight/obesity data has not been available since the 2018-19 school year.

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

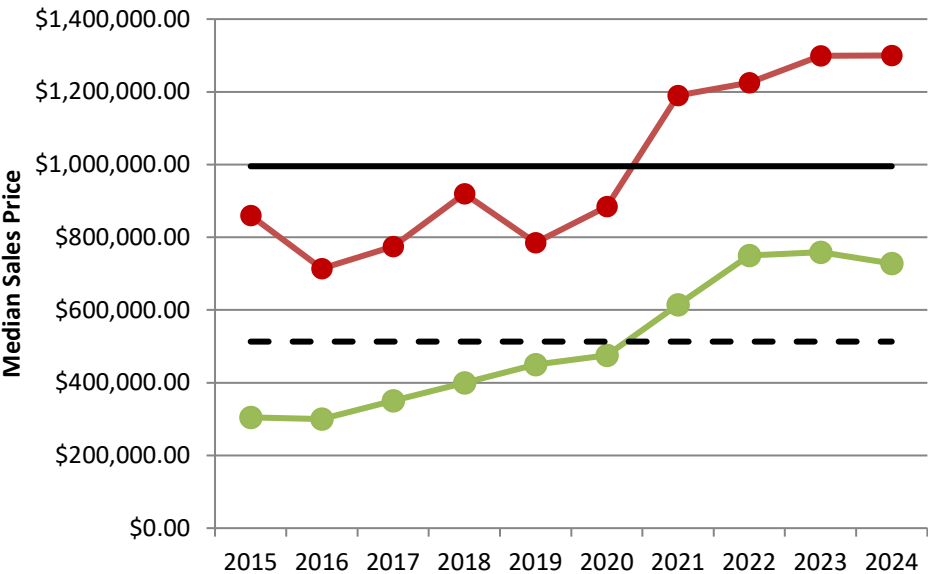
A well-functioning public transportation system that fulfills the needs of local residents and visitors is one of the primary tools for reducing dependence on automobile travel. Automobiles are expected to be a primary source of Greenhouse Gas (GHG) emissions in the community. Furthermore, alternative 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 \$93,900 annually (~12% change) over the past five years. The total number of SFRs sold in 2024 decreased from the number sold in 2023 (57 vs. 63) with the majority selling for more than \$1 million. The 5-year trend for the median condo price shows an annual increase of \$85,000 (~14% change) over the past five years. The 2024 median condo price saw a slight decrease from the record high in 2023. (\$727,500 vs \$759,000).

● Median SFR Sales Price

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

Data source: Mammoth Lakes Multiple Listings Service (MLS)

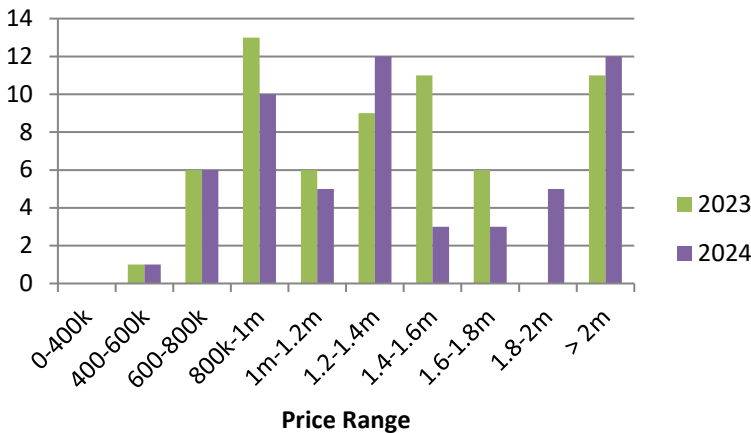
Note: The SFR sales price data excludes mobile homes and Forest Service cabins.

Income Levels Necessary for Home Purchase			
Purchase Price	\$600,000	\$800,000	\$1,000,000
Down Payment (20%)	\$120,000	\$160,000	\$200,000
Income for Affordability	\$130,000	\$175,000	\$220,000

Assumes a 6.5% interest rate across all loans, no HOA payment, no personal debt service, and 35% of income towards housing costs

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

Price Range of SFRs Sold, 2023 and 2024



Graduation Rates

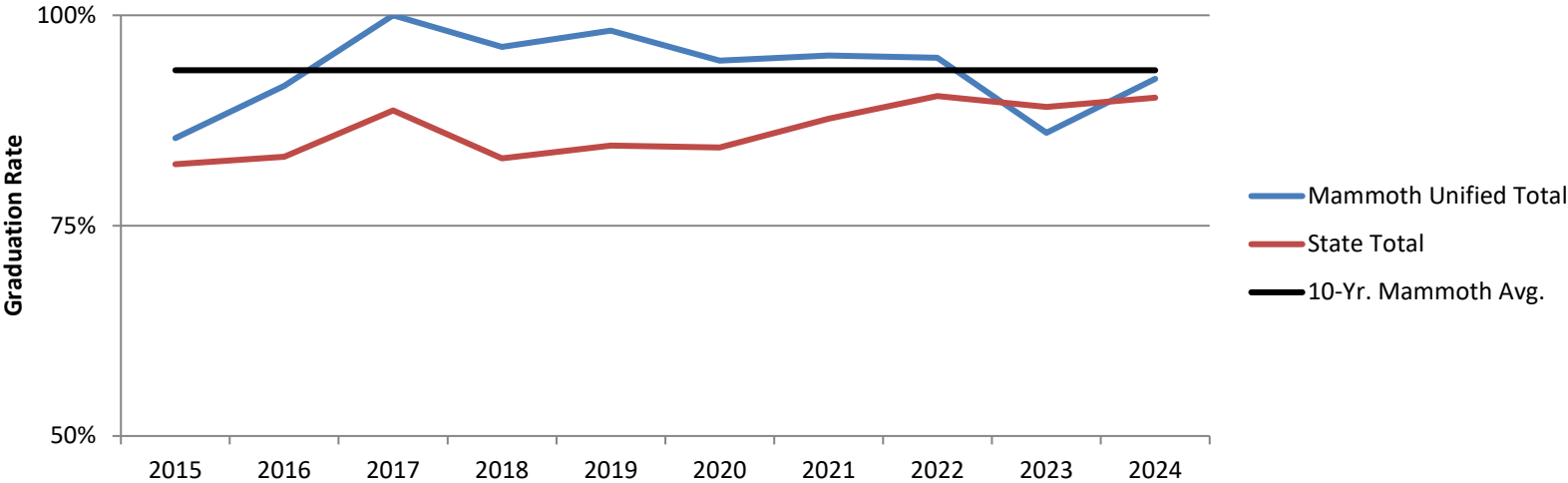
Graduation rates are a measure of the annual percentage of a group of students (cohort) from Mammoth Unified School District (District) high schools who enter high school and graduate within four years.

The 5-year trend indicates a decrease in the graduation rate by $\approx 1.42\%$ each year. The 2023-2024 school year saw a 7.4 percentage point increase from the previous year's graduation rate. The

2023-24 graduation rate was 1.0 percentage point below the 10-year average of 93.5% for Mammoth Unified.

The 2023-24 Graduation rate from District high schools was 2.3 percentage points lower than the statewide graduation rate (92.5% vs. 90.2%). While the statewide graduation rates have increased over the last 10 years, there has been variability in the Mammoth Unified School District graduation rates,

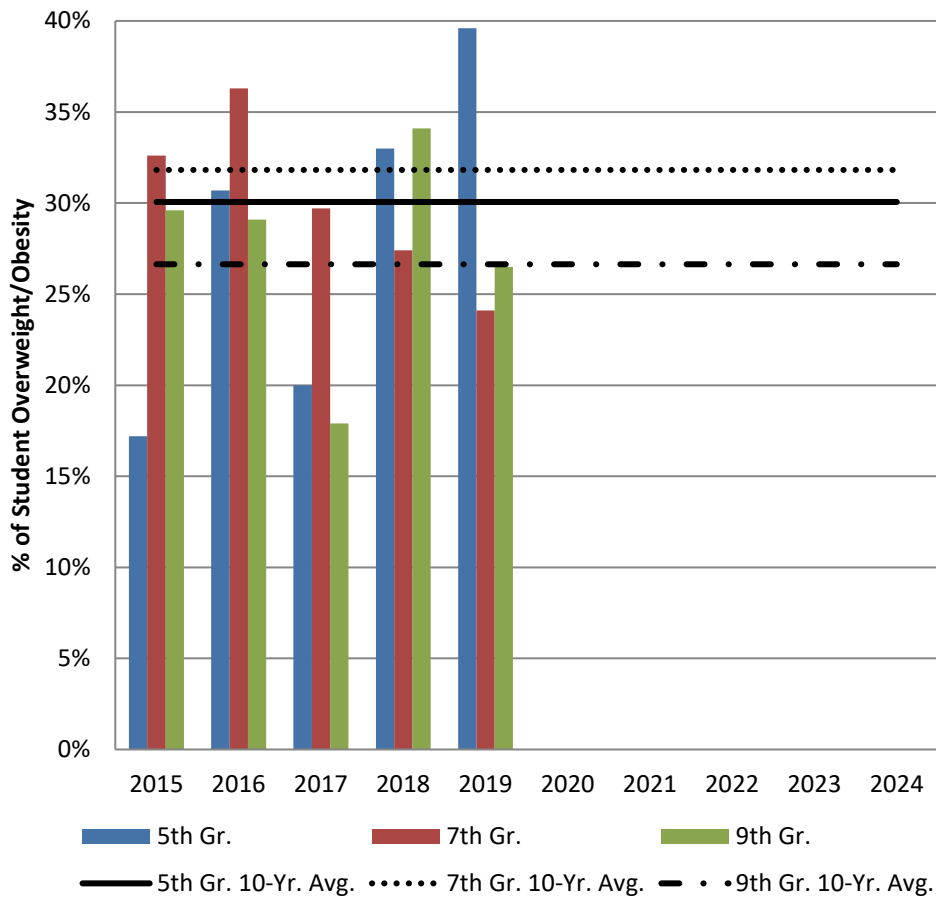
which have ranged from 100% to 85%. This can be attributed to the small student population in the district, and the substantial effect that a change of a few students can have on the overall percentage of graduates.



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/>



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

Student Overweight/Obesity Rates

Student overweight/obesity data has not been available since the 2018-19 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.

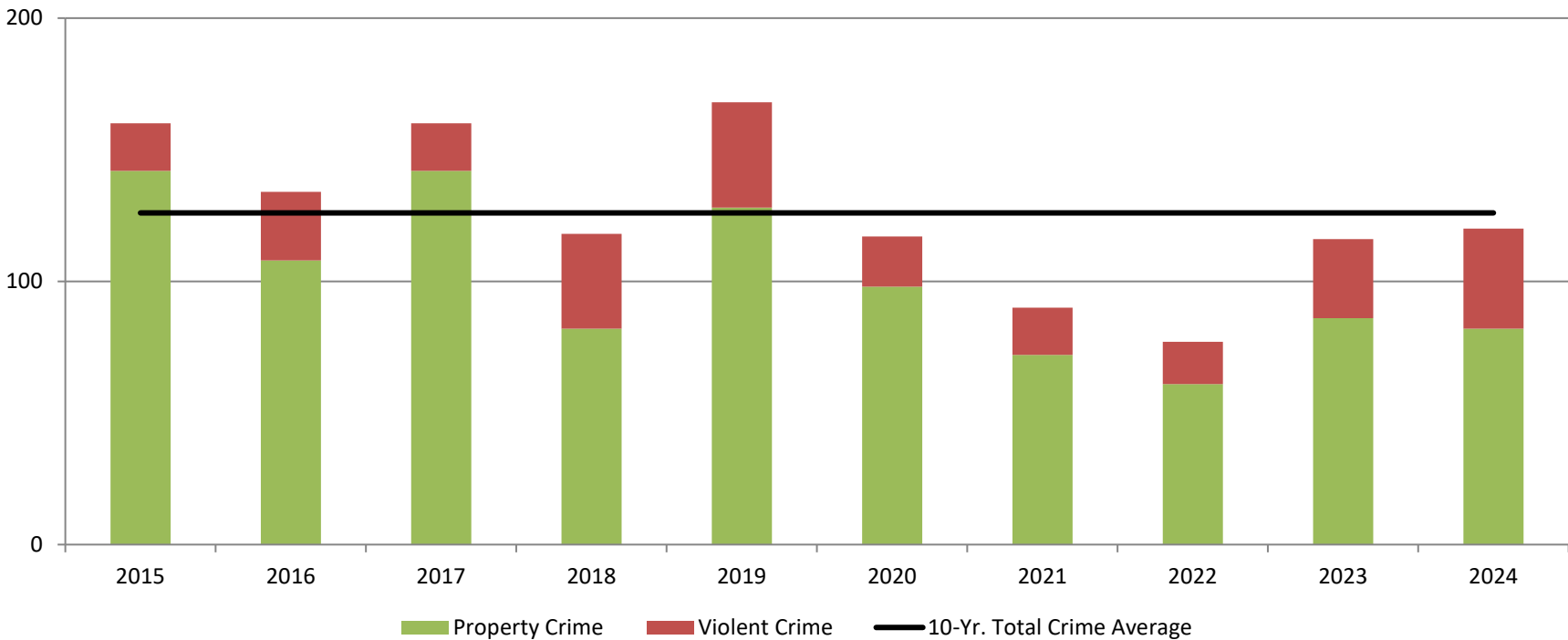
For additional information:

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 indicates that crime has increased slightly over the past five years. Crime rates over the past 10 years have been consistently lower than they were pre-2012. 2024 experienced an increase in the number of violent crimes from the previous year (38 vs 32) but a decrease in property crimes (82 vs 86).



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

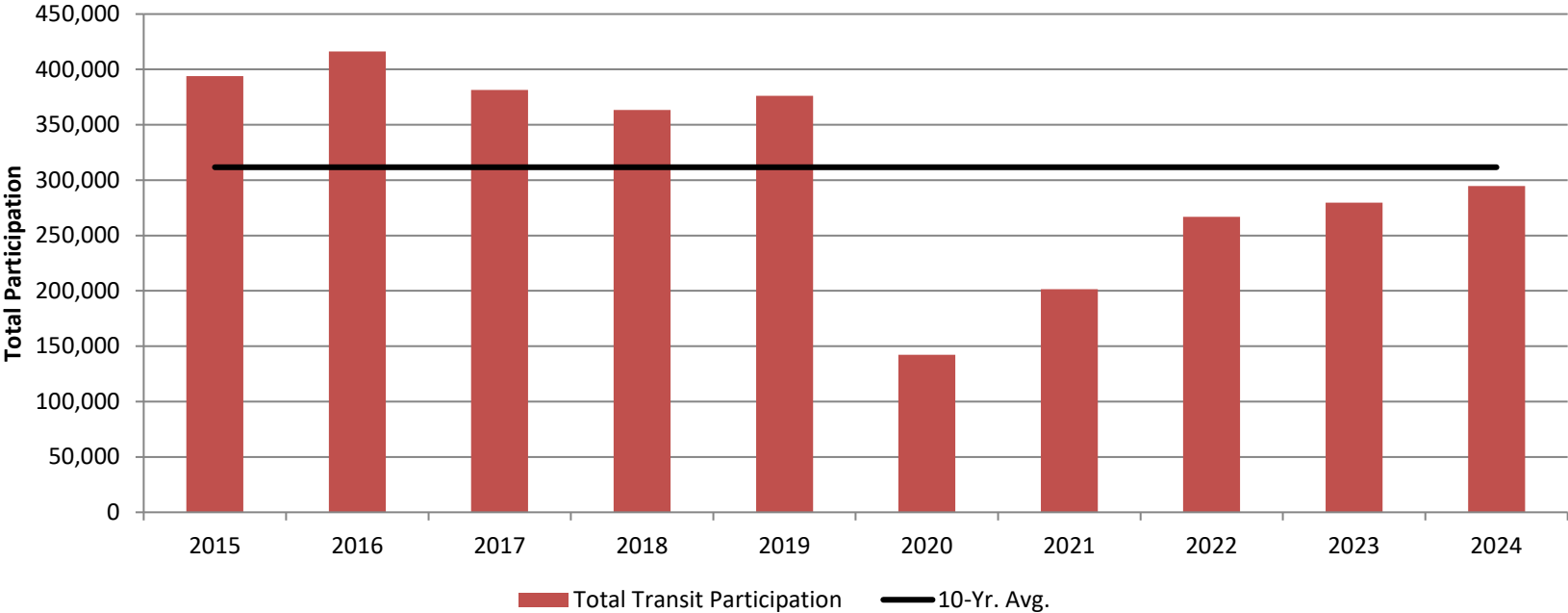
For additional information:

Mammoth Lakes Police Department, Website: <http://www.i.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 but has been rebounding back in the subsequent years. 2024 saw continued improvement in local transit participation; however, ridership remains ≈21% below 2019 levels. The 5-year trend for transit ridership shows a decrease of ≈26.90% annually over the past five years, which still takes into account the low 2020 ridership during the Covid-19 pandemic. 2024 transit ridership was ≈5% below the 10-year average.



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

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

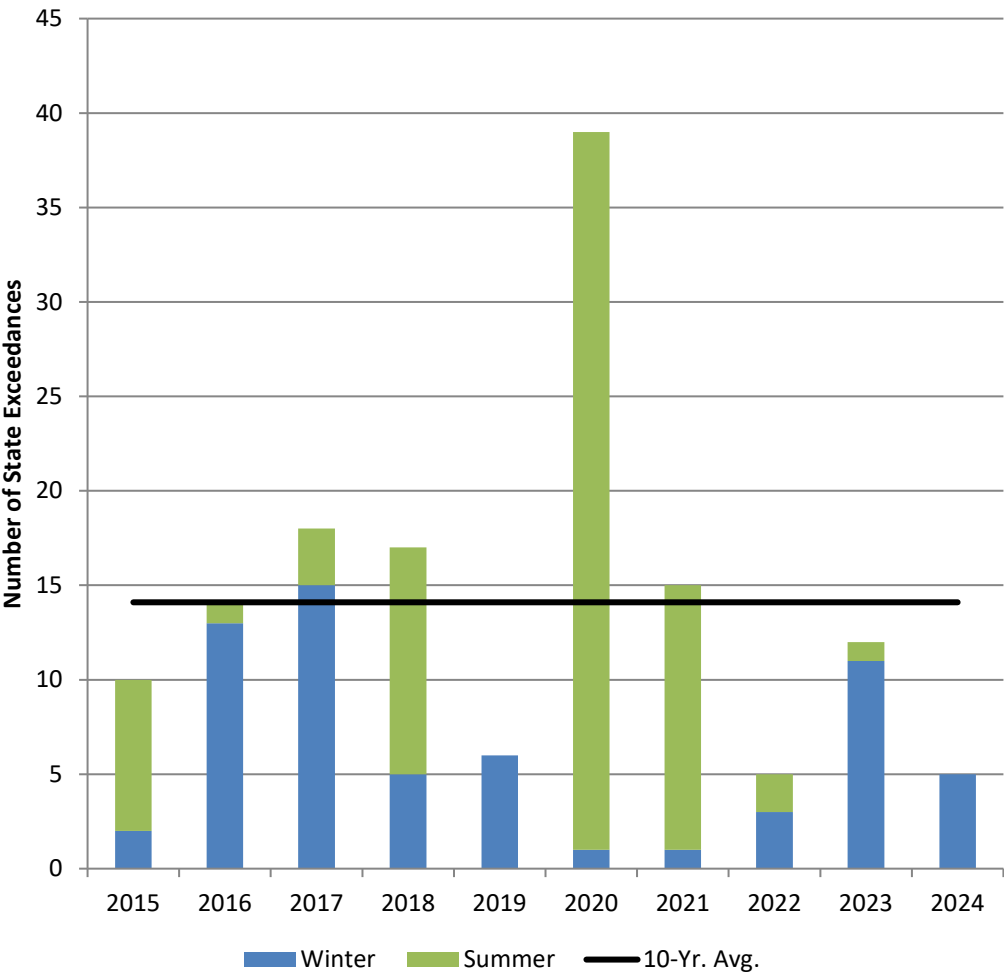
Recycling Rate

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

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/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.

The 5-year trend for air quality has seen an ≈18% decrease annually in the number of exceedances of the State air quality standard. In 2024, Mammoth Lakes exceeded the California Air Quality Standard for PM10 on 5 days, which was below the 10-year average of 14 days. All 5 exceedances in 2024 were during the winter season and were determined to be the result of residential woodburning. None of the exceedances in 2024 were related to wildfire smoke.

There has not been an exceedance of the Federal PM10 standard that was not later determined to be an exceptional event since 1993. An exceptional event is defined by the US EPA as an unusual or naturally occurring event that affects air quality, but are not reasonably controllable (e.g., wildfire smoke).

For additional information:

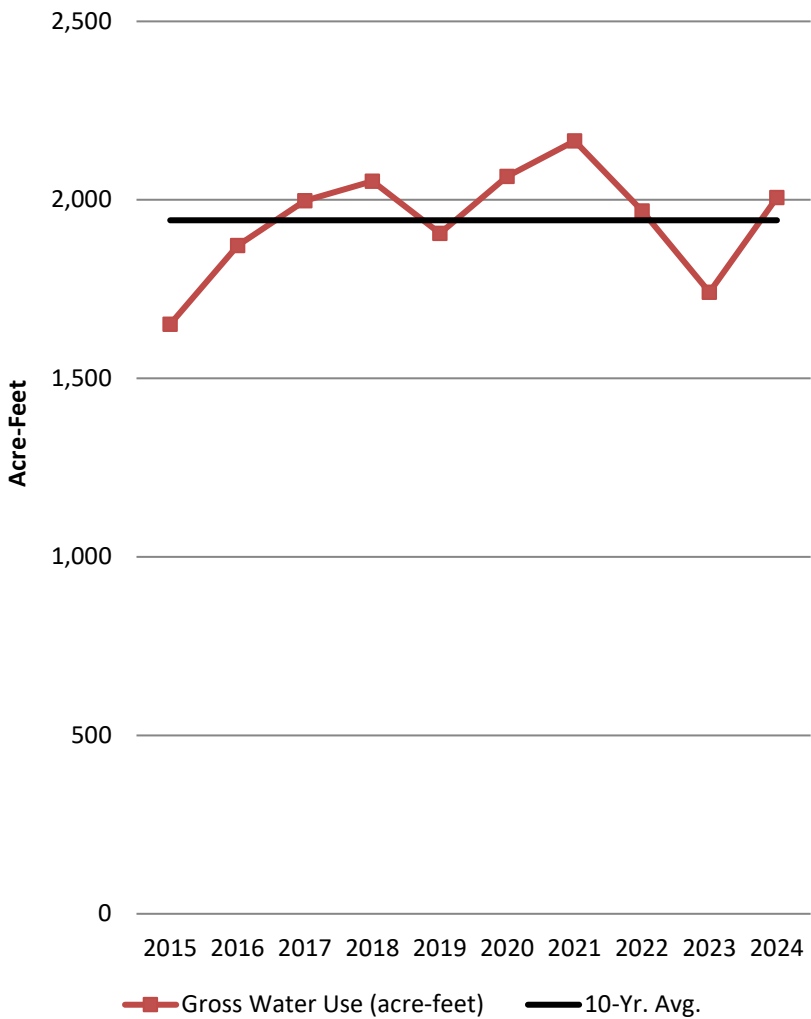
Town of Mammoth Lakes Planning Department, Website: <http://www.townofmammothlakes.ca.gov/>

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 $\approx 2.62\%$ decrease annually. In 2024, water consumption increased from the previous year (15% increase) but remained much lower than the pre-2014 years. The increase in 2024 was likely due to more irrigation taking place after a decrease in 2023 due to historic snowfall. The 2024 water consumption represents a 43% reduction from 2002, which was the highest water consumption year on record.



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

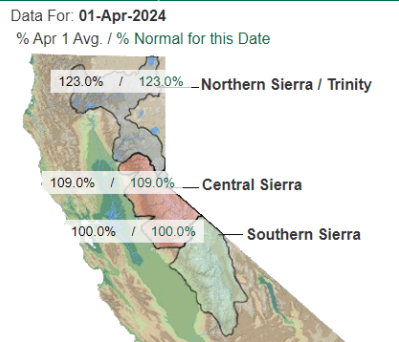
Data source: Mammoth Community Water District, Urban Water Management Plan

For additional information:

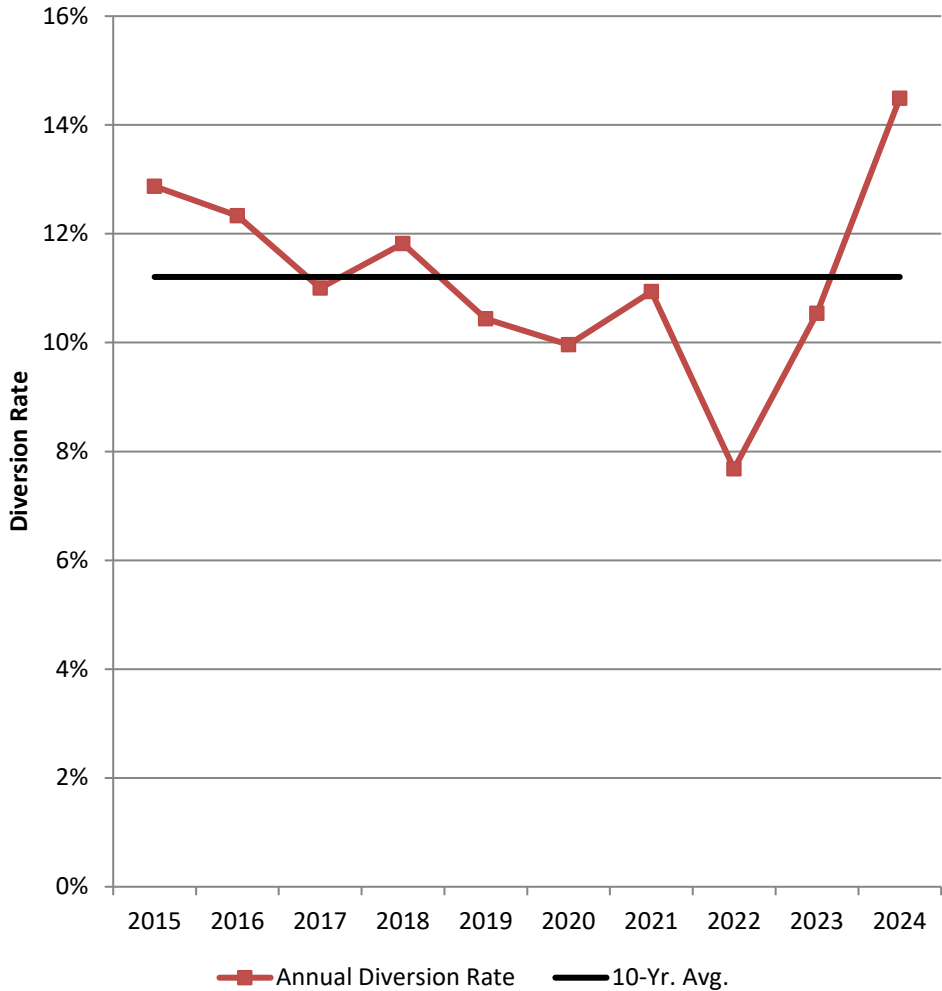
Mammoth Community Water District, Website: <http://www.mcwd.dst.ca.us/>

2024/2025 Snowpack

The most recent winter began with a below average snowpack but continued to improve as the season progressed. The April 1st snow water equivalent at Mammoth Pass was 37.2 inches, which is 87% of normal. The snowpack decrease slightly after the previous winter, which saw an April 1st snow water equivalent of 42.6 inches at Mammoth Pass, which was 100% of normal.



Environment: Waste



Time Frame: Calendar Year (January 1 – December 31)
Data source: Waste Connections, Inc.

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 ~8.7% increase annually in the Town’s diversion rate. In 2024, recycling rates experienced a nearly 4 percentage point increase from the previous year. 2024 was 3.3 percentage points higher than the 10-year average.

Town Clean Up Day 2024

The 2024 Town of Mammoth Lakes Clean Up Day was held Friday May 17th and Saturday May 18th. The Town provided a drop off station for large bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials.



DEFENSIBLE SPACE &
COMMUNITY CLEAN-UP

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:

- Daniel Earls, Town of Mammoth Lakes Finance Department
- Ben Manning, Town of Mammoth Lakes Finance Department
- Krystle Stewart, Mammoth Lakes Police Department
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- Ann Logan, Great Basin Unified Air Pollution Control District
- Michelle Erwin, Mammoth Disposal
- Michael Peterka, Town of Mammoth Lakes, Community and Economic Development Department
- Dawn Vidal, Eastern Sierra Transit Authority

About the 2024 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 2024 report is the 12th 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.

