



# MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 12, 2018

## Accelerating Housing Solutions in the North Tahoe-Truckee Region

### MEETING GOALS

- **Vote to Recommend: Policy Brief: Expanded Definition of Affordability**
- **Review:**
  - Nonprofit Developer Tour Concept (*Approval for Mapping Team to continue*)
  - Policy Agenda
  - State Policy Agenda for Housing

### COUNCIL AGENDA

- I. Welcome, Introductions
- II. Stories
- III. Council Updates
  - A. Tiger Team and Work Group Updates

#### BREAK

- IV. State Housing Bond Package
- V. Partner Updates
- VI. Public Comment
- VII. Close

### PARTNER HIGHLIGHTS

#### TAHOE DONNER HOMEOWNERS ASSOCIATION

- Providing 10 rental homes to 70 International J-1 Tahoe Donner employees (One TDA-owned home, and renting nine others)
- Working with TTCF to solicit member property homes to participate in a focused survey

#### PLACER COUNTY

- BOS met 1/9/18 to consider approval of MOU with Neighborhood Partners in support of \$16.6m Cap and Trade Grant to develop 56 affordable housing units at Schaffer's Mill subdivision

#### CATT

- Started a dialogue with Lahontan Regional Water Quality Control Board about their prohibition of second units on parcels smaller than three acres (roughly 1000 parcels)

#### FAMILY RESOURCE CENTER OF TRUCKEE

- Ad-Hoc Committee formed to document the number/type of mobile homes in the region and to explore options for supporting this important affordable housing stock
- Working with Sunset Inn Mobile Home Park Residents facing displacement

#### TCPUD

- Met with Donald Terry, NeighborWorks Home Ownership Center, to discuss concerns over workforce housing and solutions options

#### TRPA

- At the 1/24/18 meeting, the board will receive a joint update from MHC and Tahoe Prosperity Center, and review a Placemats report on the components of the cost of housing

### TIGER TEAM UPDATES

#### MAPPING + LAND:

**Goal:** Create maps and other products that drive regional conversations about available land for achievable, local housing

#### Status:

- Completed regional map of lands owned by local public agencies showing "conceivable" sites for housing
  - Creating a map that overlays state/federal affordability criteria
- Developing strategy to generate developer interest
  - Create parcel sheets for multi-family opportunity sites in region
  - Web resource page
  - Dealmaker network

#### CAPITAL ATTRACTIONS:

**Goal:** Identify and attract funding and financing models to accelerate regional solutions to housing

- Status:**
- Defined models for future funding, programs, and development of achievable housing
  - Facilitated meetings with area public agency employers and NeighborWorks to define employer supported programs
  - Garnered support for Artist Loft project to increase case for support
  - Supported affordable housing project transit requirement for State Sustainable Grant funding

### INNOVATIVE REGIONAL POLICY:

**Goal:** Define a regional policy agenda that lowers barriers and increases incentives for a range of housing types serving a range of income levels

#### Status:

- Pending agreement at 1/12/18 Council Meeting:
  - Policy Brief and MCH recommendation: expanded definition of affordability to include missing middle up to 195% of AMI—"Achievable local housing"
  - Streamline permit process: identify ways to shorten regulatory process for achievable housing projects
  - Develop policy brief for inclusionary housing
  - Research best practices for density: overlay, by design, bonus
  - Develop policy brief on short-term rentals
- Working on fee analysis and incentive strategy
- Working on Accessory Dwelling Unit (ADU) information and outreach
- Gathered MHC fee charging partners to explore collective agenda on fees
- Research concepts of developing master lease program to create incentives to shift short term and vacant properties into long-term rentals for locals

### WORK GROUPS:

#### Mobile Homes Ad-Hoc

Working to identify current baseline conditions and strategies to improve these critical affordable housing assets in the region.

#### Housing Programs Group

Working to create access to current housing programs and identify barriers, opportunities, and strategies to access state and federal funding.

### INFO HUB

#### RESOURCES TWEETED FROM #MTNHOUSING

- Two words are likely to dominate the complicated politics of CA's housing crisis in 2018: Rent Control.
- Dallas wants to data to drive housing and economic incentive discussions.
- Amid London's housing crisis, people rediscover co-housing with as many as 500 flatmates.
- Online platforms help homeowners share extra rooms with soldiers, cancer patients, disaster evacuees, refugees, and more.
- NeighborWorks 2017 America at Home Survey found that nearly half of millennials said they are more likely to rent than purchase a home.

- Sky-high housing costs mean CA has the highest poverty rate in the country.
- Higher housing costs affect the entire economy, from consumption to state spending on basic needs services.
- 13 people previously homeless in Auburn are transitioning into permanent housing as part of the statewide Whole Person Care pilot program thanks to a \$1 million grant from Sutter Health Foundation.
- Giving families more choices in where to live can greatly improve mental and physical health.
- Canada's Affordable Rental Innovation Fund hosts Student Challenge to help transform an innovative rental concept into a project that provides safe, accessible, and affordable housing to Canadians—with \$10,000 prize.
- CA wildfires exacerbate an already dire housing crisis.

- With 30% of residents overpaying for housing, Placer County provides rental assistance and a higher quality of life.
- According to recently released census figures, more than 20% of CA residents struggle to make ends meet.
- Pairing affordable housing with new library branches can revitalize communities.
- Lake Tahoe petitions United States Forest Service to keep Silver Creek Campground open all winter as housing solution.
- South Lake Tahoe to acquire three vacant parcels on Riverside Avenue with intent to turn them into housing.
- Renters in the "missing middle" are being displaced from their homes in Sacramento or forced to live in substandard housing.

#### MHC PRESS

*Affordable Housing Runs Gamut in Tahoe-Truckee* (LAKE TAHOE NEWS, NOVEMBER 1, 2017)

*Housing Crisis Hurting North Lake Tahoe—Covers the October 25 MHC Public Think Tank* (KTVN, RENO CHANNEL 2 NEWS, OCTOBER 25, 2017)

*The View from Here: Place and Privilege* NPR's Capital Public Radio, Insights. A series focused on housing Sacramento and Tahoe-Truckee. Several podcasts and a documentary. (CAPITAL PUBLIC RADIO, FALL 2017)



### PARTNERS

**NEUTRAL CONVENER:** *Tahoe Truckee Community Foundation: Stacy Caldwell / Nicole Todd Bailey*

**PROJECT DIRECTOR:** *Seana Doherty*

**Community Collaborative of Tahoe Truckee** — Alison Schwedner

**Contractors Association of Truckee Tahoe** — Pat Davison / Kristi Thompson

**Family Resource Center of Truckee** — Teresa Crimmens / Carmen Carr

**Mountain Area Preservation Foundation** — Alexis Ollar / Stefanie Olivieri

**Nevada County** — Brian Foss / Richard Anderson

**North Lake Tahoe Resort Association** — Cindy Gustafson

**North Tahoe Family Resource Center** — Amy Kelley / Anibal Cordoba Sosa

**North Tahoe Public Utility District** — Susan Daniels (Sue) / Sarah Coolidge / Duane Whitelaw

**Placer County** — Jennifer Montgomery / Jennifer Merchant

**Sierra Business Council** — Steve Frisch / Kristin York

**Squaw Valley Public Service District** — Mike Geary / Fred Ilfeld / Kathryn Obayashi-Bartsch

**Squaw Valley | Alpine Meadow** — Jennifer Scharp

**Tahoe City Public Utility District** — Scott Zumwalt / Sean Barclay

**Tahoe Donner Homeowners Association** — Robb Etnyre

**Tahoe Forest Hospital District** — Ted Owens

**Tahoe Prosperity Center** — Heidi Hill-Drum

**Tahoe Regional Planning Agency** — Joanne Marchetta / John Hester

**Tahoe Sierra Board of Realtors** — John Falk / Matt Hansen

**Tahoe Truckee Unified School District** — Robert Leri / Joan Zappettini

**Town of Truckee** — Morgan Goodwin / Yumie Dahn / Jeff Loux

**Truckee Chamber of Commerce** — John Manocchio / Lynn Saunders

**Truckee Donner Public Utility District** — Steven Poncelet

**Truckee Tahoe Airport District** — Kevin Smith / Rick Stephens

**Vail Resorts/Northstar California** — Jerusha Hall

For full partner updates, meeting summaries, and an expanded Info Hub, visit [www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org).



### IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA

#### GOALS:

- ✓ Increase incentives, decrease barriers to accelerate range of housing types for broad range of income levels (up to 195% of AMI)
- ✓ 10 solutions in three years

#### COLLECTIVE RESULTS TO DATE:

- ✓ Policy Solutions Adopted:
  - Accessory Dwelling Units: Fee deferral for units deed restricted to low, moderate income locals (Placer County)
- ✓ Policy Solutions in the Works:
  - Development of Regional Policy Agenda
  - Policy Recommendation: expanded definition of affordability to include missing middle (up to 195% AMI) “Achievable Local Housing”
  - Develop regional fee strategy
  - Information and outreach campaign to increase accessory dwelling unit applications
  - ADU policies to build incentives (three jurisdictions developing)
  - Fee charge based on square footage, not flat fee (Town of Truckee)
  - Tiny homes (Placer working on Zoning Text Amendment)
  - Co-operative/Co-housing: Zoning Text Amendment (Placer, Town)

### VISION

All people that work and live in the Tahoe Truckee region have access to diverse, quality and achievable housing.

### MISSION

Working to accelerate solutions to local and achievable housing for those that live in the Tahoe Truckee region.

### INCREASE FUNDING FOR HOUSING

#### GOALS:

- ✓ \$15 million in three years

#### COLLECTIVE RESULTS TO DATE: \$26.9 MILLION

- ✓ \$9.6M in support of Artist Lofts, Truckee Railyard Project as part of application of tax exemption
- ✓ \$16.6M: Application in progress for 56-units, seeking funding from State Sustainability Grants
- ✓ \$660K: Committed by TTAD for Lazando project to support rental housing for missing middle income levels
- ✓ Briefing on State Bond Housing Package + Monitoring of Funds
- ✓ Matrix on entity types for capital attraction



### UNLOCK EXISTING HOUSING STOCK FOR LONG-TERM RENTALS

#### GOALS:

- ✓ 300 units over three years serving low income to achievable local

#### COLLECTIVE RESULTS TO DATE:

- In progress: program research and strategy development to shift short-term and vacant units into long-term rentals for local workforce



### BUILD NEW ACHIEVABLE LOCAL HOUSING

#### GOALS:

- ✓ 300 units over three years

#### COLLECTIVE RESULTS TO DATE: 295

- ✓ 56: Approved, in progress: low, moderate income rental units as part of Schaffer’s Mill
- ✓ 20: Lazando Project serving missing middle with rental units in Truckee. Pilot project under construction prior to full application
- ✓ 138: Approved, in progress: 132 deed restricted, market rate apartments, 6 low income workforce units. Coburn Crossing in Truckee
- ✓ 81: Approved, in progress: 76 low income, 5 units moderate. Truckee Artist Lofts



### WORK TO RENOVATE/KEEP EXISTING AFFORDABLE HOUSING

#### GOALS:

- ✓ 30 units in three years

#### COLLECTIVE RESULTS TO DATE:

- ✓ Inventory baseline conditions of 500+ regional mobile homes



### INCREASE % WORKERS THAT LIVE + WORK IN OUR REGION

#### GOALS:

- ✓ 1% increase in three years

#### COLLECTIVE RESULTS TO DATE:

- ✓ Employer outreach to connect NeighborWorks programs to major employers
- ✓ Hosted webinar on creative strategies for housing seasonal employees
- ✓ Hosted public workshop providing strategies for employers to help

