



Mountain Housing Council Meeting #8 Summary Notes

April 5, 2019: 8:00 – 11:00am
Truckee Tahoe Airport Conference Room

Meeting Goals

- Feedback on Next Housing Entity Topic
- Updates on MHC Tiger Team Work
- Feedback on Topic of Density Regarding Position MHC Can Take

I. Welcome

II. Storytelling

- a. Martis Fund Down Payment Assistance Program
 1. Andrea and Nate were living in a tent in the backyard of a friend's house when they first moved Truckee because they couldn't find a place to rent. Eventually they rented a home through a contact at Sugar Bowl (Nate's employer). After a few years they started searching for a home to buy and it was equally as challenging. Nothing existed under \$500,000 that didn't have major repair requirements and they couldn't compete with the all-cash buyers. Finally, through Martis Fund, they were able to obtain a down payment (up to 10% of home price). They received a loan for \$45,000 that helped them to be more competitive and find a home.
 2. As of April 5, 2019, there is \$249,000 available for loans through Martis Fund. Sierra Business Council is managing the program.

III. Partner Updates

- a. Northstar California
Northstar secured a building with 52 beds in Kings Beach for employee housing. Because they secured the space and made it available later in the season, they are having trouble filling space. It was difficult to get the building up to state code, as there are lots of regulations for employer-employee housing.
- b. Tahoe Truckee Sanitation Agency (TTSA)
TTSA has adopted scalable hook-up that are dependent on structure size rather than the historical \$5,000 hook-up fee for all.
- c. Truckee Donner Public Utility District/Truckee Tahoe Airport/Tahoe Forest Hospital/Tahoe Truckee Unified School District
Exploring the creation of a JPA for workforce housing. They are currently working with a consultant to explore a JPA model that will allow them to take advantage of housing opportunities and spread liability/responsibility.



The four agencies have been very collaborative, due to the commonality of housing needs for employees. TTUSD is limited by what they can 'give' – but they have the land and can offer the land to the partnership.

- d. Nevada County
The Board of Supervisors adopted ADU regulation changes including size reduction and regulation around others living on property. Nevada County's guidelines don't allow ADUs to be used as STRs unless they're in area of 'ag-tourism.' These changes the Town of Truckee's ADU policy
- e. Truckee and North Tahoe Family Resource Centers
The Family Resource Centers, Project MANA, and Tahoe Safe Alliance are consolidation their four agencies. The consolidation should be complete by July 1, 2019. The consolidation will result in better, more coordinated services.
- f. Tahoe Prosperity Center / Housing Tahoe
Opportunity Zones Workshop on April 5.
Housing Tahoe is focusing on parking policy, South Tahoe PUD transfer fee reduction, Tiny Home parcel initiatives, tax credit program discussions, Tahoe Connection for unlocking second homes. El Dorado County Housing Authority is working on a strategic mission shift with a vision of making it a functional / active authority.
- g. Placer County
Jennifer Montgomery has officially stepped down from Supervisor position – moving on to State Forest Task Force. April 9 – BOS will be reviewing applications and considering an appointment.
Nahas housing – 100+ units of purchase/rental. Next public meeting is May 20. Project has not submitted development application yet.
Applied to tourism master plan grant program – utilize TOT \$\$ - applied for a pilot program for ADUs. Partnered with MHC on application.
- h. Tahoe Regional Planning Authority
Working on incentives for achievable housing – can be viewed on the TRPA webpage. The Governing Board has converted local government committee to local government and housing committee to explore what can be done to facilitate local housing.
- i. Morgan Goodwin
Citizens for Strong Towns and Housing gathered on April 4. The gathering included discussion around what it would look like to have a housing advocacy group. They like the Strong Towns model and will be following that. Energized group with another event coming in the next month or so.
- j. Town of Truckee
Town is working towards completion of the Housing Element as part of general plan update process.
They are looking at housing opportunities in the region and trying to get ahead of work that needs to be done to support affordable/workforce



housing process.

They are discussing how to develop the town's version of Achievable Local Housing.

IV. The Future of Our Work – Next Entity After MHC

- a. Update from The Housing Workshop – Jessica Hitchcock
 1. Intro: Both Janet and Jessica (working on this project) worked for BAE Urban Economics.
 2. Scope of Work:
 - a) Review existing organizations in Tahoe Truckee
 - b) Identify potential housing models
 - c) Recommend potential next entities
 - d) Provide road map for how to get there
 3. Gaps:
 - a) There is no organization that solely focuses on housing in Tahoe Truckee region
 - b) Variations in policies, fees, capacity
 - c) No local nonprofit that is focused on housing only
 - d) Achievable housing that includes up to 195% AMI will require creative financing
 4. Potential entity models: regional partnership, government entities, developers.
- b. Group Work: Small group feedback – answering 4 questions including: What aspects of MHC do we want to carry forward to the next entities, what type of organization would you like to see, what should this organization do, and what obstacles do you envision to creating a permanent entity.
 1. Group 1
 - a) MHC work to carry forward: diversity
 - b) Type of org: specific position at town or county level to coordinate the efforts. Regional organization that coordinates with local government.
 - c) Obstacles: Funding. Where would it be housed? How is it sustainable?
 2. Group 2
 - a) MHC Work to carry forward: common research, think-tank format. Remain a resource to all entities. Platform for communication/education.
 - b) Type of org: Nonprofit and remain neutral as it relates to development. Nonprofit expands possible funding opportunities.
 - c) What should org do? All MHC work – policy, ideas, research, funding resource through grants and loans, partner with govt to implement housing
 - d) Obstacles? Money, common agreement on what authority of the org is – challenge to accept differences in each community in region.



3. Group 3
 - a) MHC: Equity, Achievable, accountability, collaboration
 - b) Type of Org: Housing Authority, advocacy component separate, and one focused on development
4. Group 4
 - a) MHC Work:
 - b) Type of Org: Need an entity that can buy, develop, and be property manager
 - c) Obstacles? Sustainable funding and resources, and how we leverage them
5. Group 5
 - a) MHC Work: Momentum with regular meetings, peer to peer learning. Regional vision to housing problem.
 - b) Type: Stems from what entity needs to do or serve
 - c) Do: Regional, neutral convener, advocacy, financial management
6. Group 6
 - a) MHC Work: Research, data, collaboration
 - b) Type of Org: Nonprofit that can link jurisdictions with developers. Need advocacy group to push policy forward.
 - c) Do: Need Housing ombudsman to link it all together.
 - d) Obstacles: Funding – consistent, sustainable. How do we stay relevant?
 - e) Misc: how do we get special districts to work better together to allow housing to be built.

V. Council Updates and Business

- a. Policy Area Updates
 1. Short-term Rental White Paper
 - a) Response has been quiet
 - b) See associated power point slides for graphics
 2. Accessory Dwelling Unit Work
 - a) Working on POD program. Seana is meeting with a bank on a potential loan program and with Placer County for incentives for building them.
 - b) We are working with a modular company that we have relationship with and that work in Truckee-Tahoe
 - c) Working with CATT to provide engineers, site personnel, etc.
 3. State Advocacy Update
 - a) Supporting 5 Legislative activities currently
 - b) Administration:
 - a. SB2 Announced this week – eligible for cities/counties to pay for general plan updates, zoning ordinances, local process improvements



- b. Governor shared updated version to budget recently. It includes \$750M to support moderate/low income housing tax credit program.
- c) Lobby Day at the Capital – showed up and met with legislators to ensure they are aware of the issues of our region – they were impressed by the group, our materials, and were surprised by the severity of our housing problem.
- b. Unlocking Existing Housing: Update on New Social Venture Landing, Inc.
 - 1. Goal of unlocking 50 second homes by this summer
 - 2. www.uselanding.com
- c. Regional Funding and Voter Ask
 - 1. NLTRA is working on a feasibility study to create a TTBD on the lake. They plan to ask for a community vote this summer
 - 2. November 2020 – looking at a town ballot initiative re: tax increase for housing
- d. New Topic Area: Density: group suggestions on how MHC could approach this topic.
 - 1. Morgan: Look at examples of Great Density in Ten Mountain Towns
 - 2. Steve: Education: People understand density, but the wealthy and the NIMBYs make it difficult – it's more of an advocacy effort
 - 3. Cindy: Land Use Planning – need to be smart about where it goes
 - 4. Richard: Small homes should also be a solution, people want yards
 - 5. Heather: Density through Housing Types. ADUs don't count toward density — duplex, triplex
 - 6. Karen: Messaging Benefits: Older families that may be in opposition to density may feel like density could help their kids to move back to their unaffordable community – density in town that is more affordable.
 - 7. Emily: Messaging re: biking, transit, etc to combat the assumption that traffic is going to be a concern. Density = increased traffic
 - 8. Tom: Land resources are based on zoning – jurisdictions need to change the zoning to allow for the various options.
 - 9. Messaging platform for people to use to make the case for density
 - 10. Great resource – state – messaging around housing/density – HCD/SGC – what not to say
 - 11. Messaging to help quell fears re: trash, traffic, noise, overcrowding, cars parked everywhere, partying
 - 12. Focus on walk ability, open land, carbon offset, access
 - 13. Tom: Look at Vail Indeed program to piggy back – State of CA needs to make change to allow for a future entity like Vail Indeed



Meeting Attendees

Community Collaborative of Tahoe Truckee, Alison Schwedner
Family Resource Center of Truckee, Carmen Carr
Martis Fund, Tom Murphy
Mountain Area Preservation Foundation, Alexis Ollar
Nevada County, Richard Anderson
North Lake Tahoe Resort Association, Brett Williams
North Tahoe Family Resource Center, Anibal Cordoba Sosa
North Tahoe Public Utility District, Sue Daniels
Placer County, Lindsay Romack and Emily Setzer
Sierra Business Council, Chris Mertens
Squaw Valley Public Service District, Eric Poulson
Sugar Bowl Resort, Monica Pette
Tahoe City Public Utility District, Scott Zumwalt
Tahoe Forest Hospital District, Ted Owens
Tahoe Prosperity Center, Wendy Sullivan
Tahoe Regional Planning Agency, Karen Fink
Tahoe Truckee Community Foundation, Emily Vitas, Walter Auerbach
Tahoe Truckee Unified School District, Joan Zappettini
Town of Truckee, Morgan Goodwin
Truckee Donner Public Utility District, Steven Poncelet, Lisa Hall
Truckee Downtown Merchants Association, Stefanie Olivieri, Cassie Hebel
Truckee North Tahoe Transportation Management Association, Julia Tohlen
Truckee Tahoe Airport District, Kevin Smith
Vail Resorts / Northstar California, Jerusha Hall