



# MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT SEPTEMBER 14, 2018

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

### MEETING GOALS

- **Vote:** Fee Policy Recommendation
- **Sunset:** Fee Tiger Team
- **Feedback:** Short-term Rental Tiger Team Agreements To Date
- **Feedback:** State Advocacy Proposed Policy Agenda + Process

### COUNCIL AGENDA

- I. Welcome
- II. Stories
- III. Council + Tiger Team Updates
- IV. Small Group Feedback Session
- V. Partner Updates + Open Discussions
- VI. Public Comment
- VII. Close

### INFO HUB

#### MHC PRESS

*Tahoe Housing Trouble, A 3-Part Series* (SIERRA SUN, AUGUST 2018)

*Looking at Other Communities for Housing Solutions* (SOUTHTAHOENOW.COM, AUGUST 12, 2018)

*Bringing More Workforce Housing to Lake Tahoe (Guest Column)* (TAHOE DAILY TRIBUNE, JULY 10, 2018)

*My Shot: Our Community's Future Depends on Housing* (MOONSHINE INK, AUGUST 9, 2018)

*The Wait List* (MOONSHINE INK, AUGUST 9, 2018)

*Innovative Solutions to Complex Housing Problems* (MOONSHINE INK, AUGUST 9, 2018)

*Mountain Housing Council Digs into Affordable Housing Dilemma in Tahoe Truckee* (SIERRA SUN, JULY 31, 2018)

*Placer County Looks to Purchase Affordable Housing Site* (SIERRA SUN, JULY 25, 2018)

### PARTNER HIGHLIGHTS

#### SEPTEMBER 25 FUNDRAISER

- 5:30–7:30 p.m.; the Plaza Bar in Squaw Valley. All are invited to support Props 1 & 2, which would help developers, nonprofits, and local governments construct affordable housing projects and prevent homelessness.
- Hosts:** NLTRA, SBC, and TTCF.

#### CONTRACTORS ASSOCIATION OF TRUCKEE TAHOE

- Working with TRPA Development Rights Working Group to use bonus units as incentives for moderate and achievable local housing.
- Requested Truckee Donner Recreation and Park District add “achievable housing” to their fee guidelines for waiver, deferral, or reduction of mitigation and Quimby fees.

#### MARTIS FUND

- Launching Down Payment Assistance Program with Sierra Business Council as the new administrator, September 2018.

#### NEVADA COUNTY

- BOS Reviewing Planning Commission recommendations for ADU Ordinance changes including: allowing ADU to be rented as STR, removing owner occupancy restrictions, allowing deferral of permit + road/sewer mitigation for smaller and/or low income units, removing one acre restriction for detached ADUs, adding specifics re: septic for ADUs; September 25.

#### PLACER COUNTY

- Nahas Project: 11.4 acre Dollar Hill property in escrow for development for local achievable housing with RFP to developers (a review panel to recommend a developer by end of year).
- Housing Work Plan with Housing Strategy and Development Plan: Presenting to Planning Commission on September 13 and BOS on September 25; includes a menu of housing strategies.

- Staff completing a housing finance strategy this coming year focused on funding strategies needed.

#### NORTH LAKE TAHOE RESORT ASSOCIATION/CHAMBER

- Identified locals housing as a priority for Chamber membership base.
- Attended Vail, CO, Housing TREK in June 2018.
- Served on facilitator team for Nahas Project Community Workshop.
- Hosting George Ruther, Town of Vail’s Housing Director, as Keynote Speaker at Chamber Membership Luncheon, October 17.
- NLTRA Board voted to support use of TOT Fund Balance for acquisition of Nahas Property.

#### SIERRA BUSINESS COUNCIL

- Hosting a tour of Factory\_OS, a prefabricated housing manufacturing company in Vallejo on Friday, September 28. Contact Brittany Benesi at bbenesi@sierrabusiness.org to attend.
- Considering new rules related to STRs: registration, owner real-time contact requirements, compliance/notification to renters, occupancy limits, and parking limits.
- Drafting updates to governing documents which may include approving second kitchens in ADUs.

#### TAHOE DONNER HOMEOWNERS ASSOCIATION

- Considering new STR rules: registration, owner real-time contact requirements, compliance/notification to renters, occupancy limits, and parking limits.
- Drafting updates to governing documents which may include approving second kitchens in ADUs.

#### TAHOE FOREST HOSPITAL DISTRICT

- Controls 11 housing units; 7 are leased.

#### TAHOE PROSPERITY CENTER

- The Housing Tahoe Partnership (South Shore version of MHC): facilitated kick-off and 12 workgroup meetings

- since April. Over 50 people involved in four workgroups: Policy, Finance, Development, and Community Outreach.
- Policy Consideration: eliminate hook up fee for transfer of sewer units from old motels to affordable/workforce housing projects.

#### TOWN OF TRUCKEE

- Funding Sources: Study was conducted by BAE, and Council directed staff to look at a potential parcel tax or increase in TOT—ongoing research.
- Housing Element Rezone: Rezoning of Upper McIver Dairy to meet Housing Element programs to ensure eligibility for state-funded grants.
- General Plan Update Kick-off: House Truckee First Strategy and Housing Element update will begin.
- Coburn Crossing Apartments: Building permits issued for vertical construction in August (138 locals’ deed-restricted rental apartments).

#### TAHOE REGIONAL PLANNING AGENCY

- Fees: Governing Board to consider a new fee schedule that waives the plan review fee for achievable local housing projects.

#### VAIL/NORTHSTAR

- Reaching out to Northstar residents through the Northstar Property Owners’ Association to facilitate renting rooms/residences to Northstar employees.
- Working with a Dollar Hill homeowner to transition a VRBO residence to hostel/dorm system employee housing.

### POLICY RECOMMENDATION UPDATES

#### TAHOE REGIONAL PLANNING AGENCY

- Development Rights Working Group voted to recommend the Governing Board approve the addition of a new “achievable” housing category for incentives based MHC proposed method, and 50% of over 1,100 bonus units be made available as an incentive.

### TIGER TEAM UPDATES

#### ADVOCACY TARGET: ATTRACT ATTENTION AND FUNDING

**Goal:** Create and broaden relationships with state and federal decision makers organizations to build influence, change policy, and attract funding.

#### Progress:

- Submitted comment letter to the Strategic Growth Council on the Affordable Housing and Sustainable Communities Program in support of set aside for projects in rural areas.
- Regional policy agenda for state advocacy being developed.

#### SHORT-TERM RENTAL TARGET: UNLOCK EXISTING HOUSING STOCK

**Goal:** 1) Build understanding of how short-term rentals benefit and impact the local housing market, 2) Create a tool to help decision-makers and the community better understand how short-term rentals factor into local’s housing a provide a set of best practice options for moving forward.

#### Progress:

- Draft Policy Brief on Regional Short-term Rental Market and research from other communities in progress.

#### FEES TARGET: LOWER BARRIERS TO BUILDING

**Goal:** Understand the impacts and potential incentives that could be developed around development impact fees to encourage private investment in achievable local housing.

#### Progress:

- Policy Recommendation for development impact fees to lower barriers and provide incentives for achievable local housing (vote 9.14.18).
  - Scalable fee calculation (instead of flat fee)
  - Fee deferral until Certificate of Occupancy secured
  - Compliance with State ADU regulations

#### OTHER WORK EFFORTS

- **Mobile Homes Ad-Hoc | Target: Preserve Existing Affordable Housing**
  - Inventoried existing mobile home spaces
  - Sunset 1 Strategy Meeting to define creative strategy including public/private partnership
- **Supportive Housing Ad Hoc | Target: Unlock Existing Housing**
  - Working with local developers to identify potential partnership for projects
- **Capital Attraction | Target: Increase Funding for Housing**
  - Working with Town/Placer County on potential regional strategy for long-term housing funding based on BAE and other studies
  - TRPA looking at potential to include housing fee on air quality mitigation fee

### AGREEMENTS

1. Show up and bring your best ideas.
2. Be prepared.
3. Treat others with respect.
4. Voice opinions and concerns.
5. Advocate for our collaborative goals.
6. Work collaboratively and strive for consensus.
7. Share your expertise.
8. Serve as an ambassador.

POWERED BY  
**TAHOE TRUCKEE**  
COMMUNITY FOUNDATION

### 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

**Martis Fund** – Heidi Volhardt Allstead / Stefanie Olivieri

**Mountain Area Preservation Foundation** – Alexis Ollar

**Nevada County** – Brendan Phillips / Brian Foss

**North Lake Tahoe Resort Association** – Cindy Gustafson / Brett Williams

**North Tahoe Family Resource Center** – Anibal Cordoba Sosa

**North Tahoe Public Utility District** – Susan Daniels (Sue) / Sarah Coolidge

**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

**Sugar Bowl Resort** – Monica Pette / Greg Dallas

**Tahoe City Public Utility District** – Sean Bailey / Scott Zumwalt

**Tahoe Donner Homeowners Association** – Robb Etnyre

**Tahoe Forest Hospital District** – Ted Owens

**Tahoe Prosperity Center** – Roger Kahn / 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** – Lisa Hall / Steven Poncelet

**Truckee Downtown Merchants Association** – Stefanie Olivieri / Cassie Hebel

**Truckee North Tahoe Transportation Management Association** – Jaime Wright / Julia Tohlen

**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:

- ✓ Achievable Local Housing Policy Recommendation: Along with the traditional affordability levels of very low and low (up to 80% AMI), the new definition expands affordability levels to include households earning between 80% – 195% AMI levels. Adoption of the new definition will improve the region's ability to address the true housing needs for a wider range of income levels. (Approved by Council, 1.9.18)
- ✓ Town of Truckee Traffic Mitigation and Facility Fee Policy Changes: Fee amount based on square footage rather than per unit fee (Approved, 1.9.18)

#### IN THE WORKS:

- ✓ Tiny Homes Ordinance (Placer working on Zoning Text Amendment with TRPA)
- ✓ Co-operative/Co-housing Zoning Text Amendment (Placer and Town of Truckee)
- ✓ Fee Policy Recommendations: Going before 18 fee chargers in the region Fall 2018
- ✓ Accessory/Second Dwelling Units (ADUs): Town, Placer County, TRPA, Nevada County working on ordinance updates and incentives
- ✓ Density Bonus: TRPA considering offering some density bonuses up to Achievable Local Housing

## TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

### VISION

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

### MISSION

Accelerating solutions to local achievable housing for those that live in the Tahoe-Truckee region.

### INCREASE FUNDING FOR HOUSING

#### GOALS:

- \$15 million in three years to support range of housing

#### COLLECTIVE RESULTS TO DATE: \$42,000,000

- ✓ \$12.85M: Total collective investment including \$3.25M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project.
- ✓ \$16.6M: Funding from State Sustainability Grants secured for 56-unit project in Placer County
- ✓ \$660K: Committed by Truckee Tahoe Airport District for Lazando project to support rental housing for missing middle income levels
- ✓ \$600K: Committed by Martis Fund to support down payment assistance program
- ✓ \$2M: Truckee General Fund for roundabout to support 138 units at Coburn Crossing
- ✓ \$10.6M: State Funds committed to Cold Stream for 48 units for low-income housing



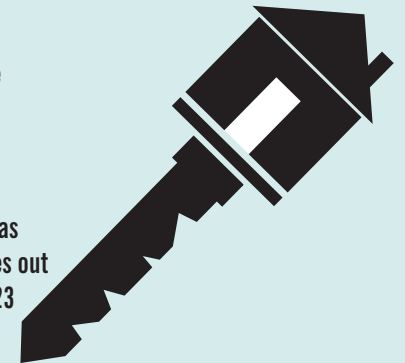
### UNLOCK EXISTING HOUSING STOCK FOR LONG-TERM RENTALS

#### GOALS:

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

#### COLLECTIVE RESULTS TO DATE:

- ✓ Master Lease Programs: In place or starting at three ski areas (Vail, Squaw Valley, Tahoe Donner): shifts seasonal employees out of the long-term rental market (11 homes in Tahoe Donner, 23 beds in Squaw Valley)



### BUILD NEW ACHIEVABLE LOCAL HOUSING



#### GOALS:

- 300 new units over three years

#### COLLECTIVE RESULTS TO DATE (DONE OR UNDER CONSTRUCTION): 220

- ✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee (done)

#### APPROVED, UNDER CONSTRUCTION

- ✓ 138: Coburn Crossing – 132 deed restricted, market-rate apartments, six low income workforce units, Truckee (Open Spring 2019)
- ✓ 81: Railyard Artist Lofts – 38 very low, 38 low, five moderate income rental units, Truckee

#### APPROVED, IN ENTITLEMENT PHASE

- ✓ 56: Meadow View Place – low income rental

units, Martis Valley

- ✓ 10: Tahoe City Marina – eight moderate, two above moderate (up to 195% AMI) income rental units
- ✓ 48: Cold Stream – 29 very low, 19 low income units, Truckee

#### PRE-APPLICATION PROJECTS IN THE WORKS:

- ✓ 20: Lazando Project – serving missing middle with rental units built from shipping containers, Truckee, funding support from Truckee Tahoe Airport District
- ✓ 30: Truckee Co-housing – serving range of income levels
- ✓ 100+: Nahas Project – Locals' Housing Project, Tahoe City, Placer County–RFP for developers out September 2018

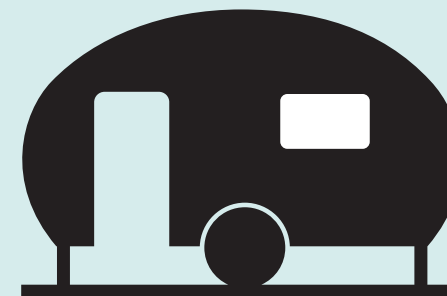
### RENOVATE/KEEP EXISTING AFFORDABLE HOUSING

#### GOALS:

- 30 units in three years

#### COLLECTIVE RESULTS TO DATE:

- ✓ Inventory of mobile homes in region (840 homes)



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

#### GOALS:

- 1% increase in three years

#### COLLECTIVE RESULTS TO DATE:

- ✓ Employer outreach via business networks
- ✓ Video: How to Set up Master Lease Program
- ✓ Hosted webinar on creative strategies for housing seasonal employees
- ✓ Hosted public workshop providing strategies for employers to help
- ✓ Matching developers with employers with local employers for potential partnership on projects

