



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT SEPTEMBER 15, 2017

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Adoption of Targets
- Analysis of Maps

COUNCIL AGENDA

8:00 to 11:00 a.m.:

- I. Welcome, Introductions
- II. Stories
- III. Council Updates
 - a. MHC Targets
 - b. Tiger Team Updates
 - c. Network Updates
 - d. Fall Think Tank Forum

BREAK

- IV. Partner Updates
- V. Public Comment
- VI. Close

11:10 a.m. to Noon: Funders Debrief

PARTNER HIGHLIGHTS

TRUCKEE TAHOE AIRPORT DISTRICT

- Committed \$660,000 to RPL properties for District employees (6/17)
- Voting on \$1.4m for 2018 Housing at 9/17 budget meeting

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

- In process of restructuring Gray's Crossing Mello Roos to develop workforce housing on 3 large parcels

TAHOE PROSPERITY CENTER

- Met with Washoe and Douglas Counties to update on MHC and learn about their housing solutions

TAHOE REGIONAL PLANNING AGENCY

- 9/27 agenda includes short term rentals and presentation by Host Compliance
- 9/26 Development Rights Working Group

TAHOE TRUCKEE COMMUNITY FOUNDATION

- Produced podcast Tahoe Insider featuring conversation around complexity of regional housing crisis and its effects on community

PLACER COUNTY

- Board of Supervisors approved 2017/2018 work plan on affordable, workforce housing
- 10/3 Board Agenda Includes Secondary Dwellings

TIGER TEAM UPDATES

TEAM ONE:

MAPPING (TOOL)

Goal: Create a single regional map of land owned by local public agencies and develop criteria to identify opportunities for potential local housing projects.

Status: Map 1 completed; presentation at September Council meeting.

TEAM TWO:

CREATIVE HOUSING TYPES (POLICY)

Goal: Identify opportunities and barriers to new and creative housing types. Current list of creative housing types: second units, tiny homes, co-housing, supportive housing.

Status: Matrix of regional, current ordinances and programs in place created, kick off meeting August 29th.

TEAM THREE:

BARRIERS TO LOCAL HOUSING (PROGRAMS)

Goal: Understand and analyze barriers to local housing (new and existing).

Research: Fees, landlord incentive programs, current programs, and gaps.

Status: Regional tools created. Kick off meeting: August 29th.

TEAM FOUR:

EXPLORING CAPITAL MODELS (FUNDING)

TTCF outreach and connecting with the following: San Francisco Housing Accelerator, EDAWN, Silicon Valley Housing Trust, and 3 Core CDFI.

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.

INFO HUB

RESOURCES

- Coburn Crossing moves forward with parcel map. (Truckee)
- Nevada County tiny home development moving forward to house homeless population. (Nevada City)
- Nevada County predicts collecting \$180k annually in TOT taxes from short term rentals, money they did not get previously.
- Truckee-Tahoe business owners tackle housing shortage by becoming landlords.
- With a \$18.5MM seed investment from Facebook, Catalyst Housing Fund to create affordable housing in Silicon Valley.

- South Lake Tahoe looks at short-term rental saturation, tiered permits, and fines as # of vacant homes equal occupied ones.
- The Vexing Problem of Short Term Rentals - How three Tahoe communities are dealing with it.
- For Lake Tahoe residents living paycheck to paycheck, on personal setback can lead to homelessness. *Sierra Sun*.
- TTCF pilots Tahoe Insider podcast, talks about local housing crisis impact on neighborhoods, workforce, and employers.
- Did AirBnB Kill the Mountain Town? *Powder Magazine*.
- Tahoe restaurants can't find back of house employees, owners work 17 hour days washing dishes.
- Ten Fold Engineering develops a ready-to-use, re-locatable structure that self-deploys in < 10 minutes.

- Study compares increasing gap between wages and rent in US. \$30.92/hr to live in CA, 3rd highest nationwide.
- San Francisco and San Jose make list of top 10 most expensive cities to live in the world.
- 6/7 least affordable areas of U.S. are in CA, rents and home costs projected to rise.
- CA housing advocates say "yes in my back yard" as Silicon Valley money fuels growth in new housing.
- Ski towns at the heart of national housing crisis. *Powder Magazine*.
- Nevada 5th highest in nation for average rural AirBnB income.
- Sacramento space, Sol Collective, combines art, activism, co-working spaces, and housing.
- NY group wants to help lower rents by buying real estate as a collective.
- Co-housing a solution for housing, creativity, and mental health.
- Paris taxes short term rentals 60% to combat vacancy rates of 7.5%.
- Concrete tiny house snaps together like Legos.

PRESS

- *Housing Crisis Hits Deep in Nevada County—Following One Family in Nevada County.* (SIERRA SUN, AUGUST 15, 2017)
- *Placer County Takes Action on Workforce Housing—Jennifer Montgomery Speaks to Placer, the MHC, and the Regional Map Developed by MHC Tiger Team.* (MOONSHINE INK, AUGUST 10, 2017)
- *MHC Partner Representatives (Amy Kelley, Heidi Hill Drum, Stacy Caldwell) Interviewed for Several Podcasts Featured on NPR's Capital Public Radio, Insights, and The View from Here: Place and Privilege—a Series Focused on Housing in Sacramento and Tahoe—Truckee. Documentary Forthcoming.* (CAPITAL PUBLIC RADIO, AUGUST 2017)
- *Leaders Announce Formation of Mountain Housing Council.* (SIERRA SUN, MAY 4, 2017)
- *Leaders Announce Formation of Mountain Housing Council.* (SIERRA SUN, MAY 4, 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 — Brittany Clelan / Monty Waugh

Tahoe City Public Utility District — Sean Barclay / Scott Zumwalt

Tahoe Donner Homeowners Association — Robb Etnyre

Tahoe Forest Hospital District — Ted Owens

Tahoe Prosperity Center — Heidi Hill-Drum

Tahoe Regional Planning Agency — John Hester

Tahoe Sierra Board of Realtors — John Falk / Matt Hansen

Tahoe Truckee Unified School District — Milan Slikkerveer / Rob Leri

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

Truckee Chamber of Commerce — John Manocchio / Lynn Saunders

Truckee Donner Public Utility District — Jeremy Popov / 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.