



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT APRIL 5, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Provide Updates on Tiger Team Work
- Receive Partner Feedback on Topic of Next Housing Entity
- Receive Partner Feedback on Topic of Density

COUNCIL AGENDA

- I. Welcome
- II. Storytelling
- III. Partner Updates
- IV. The Future of Our Work
- V. Council Updates + Business
- VI. Small Group Discussion: Density
- VII. Public Comment
- VIII. Close

INFO HUB

MHC PRESS

Mountain Housing Council releases report on short-term rentals in Truckee, North Tahoe (SIERRA SUN, TAHOE DAILY TRIBUNE, MARCH 2019)

Martis Fund works to develop workforce housing in Truckee Tahoe region (SIERRA SUN, MARCH 2019)

Placer County to host open house on Nahas property locals' housing project (SIERRA SUN, MARCH 2019)

Trouble in ADU Territory (MOONSHINE INK, MARCH 2019)

Tahoe-Truckee impact fees a barrier to affordable housing projects (NORTHERN NEVADA BUSINESS VIEW, MARCH 2019)

SF Chronicle: Lake Tahoe houses sit vacant while locals struggle to find affordable housing (SF CHRONICLE, FEBRUARY 2019)

Workforce Housing Project coming to Kings Beach (SIERRA SUN, FEBRUARY 2019)

Down to the details (COMSTOCK'S, JANUARY 2019)

Placer County workshop to focus on 'regional achievable housing' (SIERRA SUN, JANUARY 2019)

PARTNER HIGHLIGHTS

EVENT: Annual Community Update
April 27, 9:00 a.m.—12:00 p.m.
North Tahoe Event Center, Kings Beach
Register at mhc2019annualupdate.eventbrite.com

TOWN OF TRUCKEE

House Planning:

- Holding General Plan Update and House Truckee First! Workshops
- Held a community workshop to update Gray's Crossing Specific Plan in order to create a pathway to achievable housing

Funding:

- Conducting study to define funding needs for local housing in Truckee
- Helped secure a 9% tax credit for the affordable housing project at the Truckee Railyards
- An application for a 9% tax credit has been submitted to support improvements to the Truckee Donner Senior Apartments

Policy:

- Working on alternative inclusionary housing policy

In Progress:

- Housing Coordinator staff position in the draft budget for 2019-20

NEVADA COUNTY

- BOS unanimously adopted an ordinance amending the County's development code to incentivize the development and long-term residential use of ADUs.

TAHOE PROSPERITY CENTER

- **Event:** Opportunity Zones Information Workshop, April 5, 1:00 p.m., South Lake Tahoe. Learn more: <https://bit.ly/2FBgGtD>.
- The Housing Tahoe Partnership Policy Workgroup developed a parking policy that allows for flexible parking options for future affordable and full-time resident housing. TPC is working to ensure the policy is adopted by local governments.
- The South Tahoe PUD Board changed administrative code to allow for transfer of sewer and water units between parcels to encourage affordable housing projects. They also reduced sewer hook-up fees by reducing rates for affordable and workforce housing projects.

MARTIS FUND

- Developing a strategic plan around its workforce housing fund.
- The Down Payment Assistance Program provided five closed loans totaling \$219,400 with two loans pending. There remains \$245,900 in funds.

VAIL RESORTS/NORTHSTAR CALIFORNIA

- Currently offering employee housing, including 52 beds in 15 units. The housing campus is six miles from the resort and within walking distance from Lake Tahoe, Kings Beach, and two TART stops.

CONTRACTOR ASSOCIATION OF TAHOE TRUCKEE

CATT Housing Local Advocacy Efforts:

- Request to Placer County for small project exemption on lieu fees including suggested formula alterations to allow exemptions.
- Submitted suggestions for the Truckee Housing Element update, including: flexibility to historic standards/guidelines for achievable local housing projects; a full-time Town staff position dedicated to housing; researching options to address the Lahontan Regional Water Quality Control Board's prohibition against second units on smaller parcels with septic; evaluation of the potential to implement a program paying homeowners to place a 'locals-only' 20-year deed restriction on existing units; processing priority on applications, building permits, and inspections to units designated for the achievable local income level; and deferral of fees or funding assistance for projects or units designated for the achievable local income level.
- **Planning:** Participating in Truckee General Plan Update to advocate for improvements for affordable housing.
- **Fees:** Meeting with special districts to start the process to codify fee deferrals, reductions, and waivers as incentives for locals only housing. The biggest issue: finding a backfill source to replace lost fee revenue.

PLACER COUNTY

- Dollar Point Nahas Property Development Project. Upcoming community meetings are May 20 and July 19.
- BOS approved exclusive rights to negotiate a developer agreement with Related-Pacific Companies.
- County staff provided an Annual Housing Element progress report at the March 26 BOS meeting. Information is available at www.placer.ca.gov/housing.

MHC POLICY ACTIONS

ACHIEVABLE LOCAL HOUSING POLICY RECOMMENDATION

- **Approved:** Truckee Chamber of Commerce, Tahoe Sierra Board of Realtors.
- Tahoe Regional Planning Agency changed residential bonus unit and allocations requirements to recognize the new income category for Tahoe Basin single and multi-family units.
- Placer County using definition to inform needs and action. No formal action taken.
- Squaw Valley | Alpine Meadows agrees to and supports the policy, however they do not use the metric in their policy so will not adopt.
- CATT is working with agencies to utilize definition.

FEE POLICY RECOMMENDATION

- **Approved:** Tahoe Regional Planning Agency adopted a new fee schedule that eliminates the application fee for housing units deed restricted to one of the affordability categories (low, moderate, or achievable).
- 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).
- Truckee Fire Protection District (Approved 2.24.19).
- Tahoe Truckee Unified School District (Approved 1.9.2019, no action).

STATE + FEDERAL POLICY PLATFORM

Approved/Support:

- Contractors Association of Tahoe Truckee
- Family Resource Center of Truckee
- Martis Fund
- Mountain Area Preservation
- North Lake Tahoe Resort Association
- North Tahoe Family Resource Center
- Placer County
- Sierra Business Council
- Squaw Valley Public Service District
- Tahoe City Public Utility District
- Tahoe Forest Hospital District
- Tahoe Regional Planning Agency
- Tahoe Sierra Board of Realtors
- Tahoe Truckee Community Foundation
- Tahoe Truckee Unified School District
- Town of Truckee
- Truckee Donner PUD (supports, but not signing)
- Truckee Tahoe Airport District

MHC UPDATES

STATE ADVOCACY | MHC TARGET: ATTRACT CAPITAL

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

Progress:

- 17 MHC members approved the Policy Platform developed by SBC and the Advocacy Tiger Team (Early 2019)
- MHC lobbying day in the Capitol: group met with nine state Senate and Assembly housing policy and budget subcommittee members and staff to discuss Tahoe-Truckee housing priorities. (2.19.19)
- Advocacy Tiger Team approved a 2019 Work Plan, a roadmap for specific legislative, policy, and budget priorities based on MHC Policy Platform.
- Submitted first two legislative comment letters on SB 5 and AB 1010. (3.27.19)

SHORT TERM RENTAL | MHC TARGET: SECURE HOUSING FOR LOCALS LEVERAGING EXISTING STOCK

Goals: Build understanding of how short-term rentals impact and benefit the local housing market and create an educational tool for decision-makers and the community.

Progress: White Paper Released (March 2019)

ACCESSORY DWELLING UNITS | TARGETS: CREATE NEW HOUSING, DIVERSITY OF HOUSING

Goal: Increase the number of ADUs being built for local housing

Progress: Developing program to include: marketing, pre-permitted, modular models, loan product, support services, pilot (Fall 2019)

OTHER WORK EFFORTS

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.
- Tahoe Regional Planning Agency looking at potential to include housing fee on air quality mitigation fee.
- Truckee Cohousing has about \$1.2M committed from approx. 17 households. Completed a site planning workshop with a local architect. Submitted pre-application to Town. Goal to break ground during 2020 building season with 2021 move in. The property will be approximately 2.5 acres.

SUPPORTIVE HOUSING AD HOC | TARGET: CREATE NEW HOUSING FOR HIGH NEEDS POPULATIONS

- Placer County contracted with nonprofit advocates to provide in-house mental health services for a supportive housing project in North Tahoe. The house will support six clients.

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.



PARTNERS

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

PROJECT DIRECTOR/PROJECT COORDINATOR: *Seana Doherty/Emily Vitas*

Community Collaborative of Tahoe Truckee — Alison Schwedner

Contractors Association of Truckee Tahoe — Kristi Thompson

Family Resource Center of Truckee — Teresa Crimmens / Carmen Carr

Martis Fund — Heidi Volhardt Allstead / Tom Murphy

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 Merchant

Sierra Business Council — Steve Frisch / Kristin York

Squaw Valley Public Service District — Mike Geary / Eric Poulson / 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 — David Tirman / Yumie Dahn / Jeff Loux

Truckee Chamber | Truckee Tomorrow — 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

TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

CREATE NEW ACHIEVABLE LOCAL HOUSING



GOALS

→ 300 new units over three years

COLLECTIVE RESULTS TO DATE | 549-569+ UNITS

Done + In Progress + In the Works | 354
On the Horizon | 195-215

DONE + IN PROGRESS + IN THE WORKS | 354

COMPLETE:

- ✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee
- ✓ 2: Lazando Project – serving missing middle with rental units built from shipping containers, Truckee, funding support from Truckee Tahoe Airport District

APPROVED, UNDER CONSTRUCTION:

- ✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, 6 low income workforce units (Open Spring 2019)
- ✓ 81: Railyard Artist Lofts, Truckee – 38 very low, 38 low, 5 moderate income rental units
- ✓ 10: Tahoe City Marina – 8 moderate, 2 above moderate (up to 195% AMI) rental units

APPROVED, IN ENTITLEMENT PHASE:

- ✓ 56: Meadow View Place, Placer – low income rental units, Martis Valley (\$16.6M in funds secured)
- ✓ 48: Coldstream, Truckee – 29 very low, 19 low income units

ON THE HORIZON | 195-215

IN THE WORKS (APPLICATIONS SUBMITTED):

- ✓ 32: Truckee Co-housing – serving range of income levels (single family homes)
- ✓ 83: Residences at Jibboom, Truckee – 50 workforce housing units deed restricted to locals and 33 units available for sale with down payment assistance available to locals
- ✓ 18: Lazando Project, Truckee - serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District

CONCEPTS IN THE WORKS (80-100+)

(PRE-APPLICATION PHASE):

- ✓ 100+: Nahas Project – Locals' Housing Project, Tahoe City, Placer County (developers picked, land under contract)
- ✓ TBD+: PlumbJacks Project, housing for employees on site

VISION

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

MISSION

Accelerating solutions to achievable local 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: \$46,030,000

- ✓ \$12.85M: \$3.25M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project.
- ✓ \$2M: Truckee General Fund investment for roundabout for 138 local-deed restricted apartment project (Coburn Crossing)
- ✓ 10.6M: State Funds committed to Cold Stream project for 48-low income housing units
- ✓ \$16.6M: Funding from State Sustainability Grants secured for 56-unit project in Placer County
- ✓ \$500K: Committed by Martis Fund to support down payment assistance program
- ✓ \$780K: Total pledge from Truckee Tahoe Airport District for Lazando project (20 apartments)
- ✓ \$2.6M: Nahas Project land purchase pledges to date: Placer County Housing Trust Fund (\$1.05M), Placer County Transient Occupancy Taxes (\$1M), Truckee Tahoe Airport District (\$500K), Placer County Canceled Capital Funds (\$50K) (*note: \$1M gap)



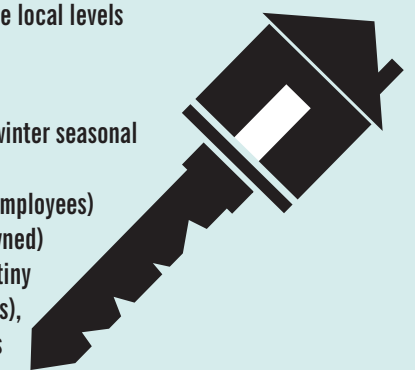
SECURE EXISTING HOUSING STOCK FOR LOCALS

GOALS

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

COLLECTIVE RESULTS TO DATE | 82

- ✓ (8) Tahoe Donner: 8 homes (7 leased, 1 owned) serving 61 winter seasonal employees
- ✓ (6) Squaw Valley | Alpine: 6 homes (29 available beds for employees)
- ✓ (1) Tahoe Forest Hospital District: 11 homes (7 leased, 4 owned)
- ✓ (42) Tahoe Dave's Skis and Boards: 42 units of housing: 25 tiny home units (Old 40 RV Park), own 3 units (rent to employees), mixed use units at shops (2, one bedrooms), rental deposits (average 4/yr), home buying down payment assistance (6 total, \$25-\$100K), master leases (2 units)
- ✓ (15) Northstar California: Offering 52 beds in 15 units for employees



IN THE WORKS

- ✓ (50) New social venture, Landing, aiming to create 50 new rentals for locals by summer 2019 (www.uselanding.com)

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
- See Policy Action Section for how partners are implementing these policies (flip-side)

COLLECTIVE RESULTS TO DATE

- ✓ Mountain Housing Council, Achievable Local Housing Policy Recommendation: Approved by Council, 1.9.18
- ✓ Mountain Housing Council, Fee Policy Recommendation: Approved by Council, 9.18.18

- ✓ MHC State + Federal Policy Platform: Approved by Council 1.11.19
- ✓ MHC Short-term Rental White Paper: Research Paper approved by 25 of 29 partners

IN THE WORKS

- ✓ MHC Accessory Dwelling Paper and Program: Fall 2019

*Above policies can be found at: <https://mountainhousingcouncil.org/about/>

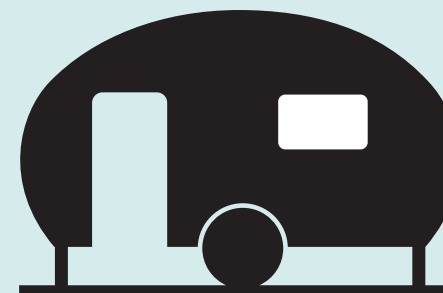
RETAIN EXISTING AFFORDABLE HOUSING

GOAL

→ 30 units in three years

COLLECTIVE RESULTS TO DATE

- ✓ 10 units in Sunset 1: Team working on strategy to preserve



INCREASE % WORKERS THAT LIVE + WORK IN OUR REGION

GOALS

→ 1% increase in three years

COLLECTIVE RESULTS TO DATE

- ✓ Continue to support employer strategies and projects to create housing
- ✓ Continue education efforts on what employers can do to support housing

