



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 11, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Approval of State + Federal Policy Platform
- Update on Council Business
 - Short Term Rental White Paper
 - Accessory Dwelling Unit + Tiny Homes Policy
 - MHC Future

COUNCIL AGENDA

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

INFO HUB

MHC PRESS

Placer County Amps Up Housing Efforts (COMSTOCK, NOVEMBER 2018)

Building Blocks: Truckee is Poised for Modular Building (MOONSHINE INK, NOVEMBER 2018)

Truckee Town Council Candidates Address Housing (SIERRA SUN, OCTOBER 2018)

Economy, Housing, Education—Just a Few of Topics at Tahoe Economic Summit (SOUTH TAHOE NOW, OCTOBER 2018)

Nevada County Supervisors Delay Decision on Accessory Dwelling Units (THE UNION, OCTOBER 2018)

Tahoe Housing Crunch Takes Toll on Local Business (NEWS4, SEPTEMBER 2018)

Nevada County supervisors delay decision on accessory dwelling units (THE UNION, SEPTEMBER 2018)

Why Is Rent So High? (MOONSHINE INK, SEPTEMBER 2018)

Guest Column: Progress made on workforce housing but more can be done (opinion) (TAHOE DAILY TRIBUNE, SEPTEMBER 2018)

PARTNER HIGHLIGHTS

CONTRACTORS ASSOCIATION OF TAHOE TRUCKEE

- Advocating at Truckee Town Council to adopt definition of Achievable Local Housing and expand the existing fee deferral policy to include achievable local housing units, as part of the 2019 Housing Element Update.

MARTIS FUND

- Down Payment Assistance Program has awarded three local families loans for a total of \$130,500. Four loans are pending (\$500K is available).

NLTRA

- Working with Placer County to research the potential of a TBID to free up existing TOT funding for workforce housing.

PLACER COUNTY

- Nahas Project: Board approved Purchase and Sale of 11.4 acre Dollar Hill property for \$3.6M, Placer County in negotiations with developer (Related-Pacific Companies) to build achievable local housing on site.
- RFP issued for supportive housing service contract in Tahoe.
- A Board of Supervisors Workshop on Housing will be held January 28th in Kings Beach.

SQUAW VALLEY | ALPINE MEADOWS

- Secured six master leases resulting in 29 available beds for employees (one more house than last year resulting in five additional beds).
- Secured new property in Kings Beach for 40 additional new spots for J-1 student employees for the 18/19 season.

TAHOE DONNER HOA

- Implemented new short term rental rules to mitigate nuisance issues, effective 1/1/19. Rules can be reviewed at: <http://www.tahoedonner.com/members/short-term-rentals/str/>
- The Master Lease Program is providing housing to 61

winter seasonal employees (J-1's) in seven master-leased homes and one home owned by the association.

TAHOE PROSPERITY CENTER

- Convened 15 housing workgroup meetings in seven months (Policy, Outreach, Finance and Development). Successes include: approval of a Parking Reduction Policy, lowering connection fees for affordable and workforce housing by the South Tahoe Public Utility District, completion of 10 case studies and pro-formas on local parcels, mapping of land available for housing in South Lake Tahoe, and development of www.tahoehomeconnection.com to unlock seasonal homes for long-term rentals.

TOWN OF TRUCKEE

- Construction commenced on 138 locals-only apartments (Coburn Crossing), the Town completed the first House Truckee First Strategy community workshop, approved the revised 90-unit Artist Lofts Affordable Housing Project, and re-zoned the McIver Dairy parcel to allow higher density.
- Upcoming: Restructuring the Gray's Crossing Specific Plan, hosting more House Truckee First Workshops and Housing Element update, reviewing the MHC Short-term Rental White Paper, and working on strategy for local funding sources for housing.

TRUCKEE CHAMBER | TRUCKEE TOMORROW

- Truckee Tomorrow Socio-Economic project partnered with MHC to develop data for Short Term Rental White Paper.

POLICY UPDATES

ACHIEVABLE LOCAL HOUSING POLICY RECOMMENDATION

- **Approved:** Truckee Chamber of Commerce, Tahoe Sierra Board of Realtors
- TRPA changed residential bonus unit and allocations requirements to recognize the new income category for single and multi-family units in the Tahoe Basin.

- 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:

- TRPA 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).

In the works:

- Tahoe Truckee Unified School District reviewing fee deferral (1/9/2019)
- January 9, 2019: Tahoe Truckee Unified School District reviewing fee deferrals.
- Truckee Donner PUD has reviewed the policy and is waiting direction from Town of Truckee based on their decision on fee deferrals for achievable local/deed restricted projects.
- Tahoe City PUD considering for incorporation in the 2019 Sewer and Water Rate Study.

STATE + FEDERAL POLICY PLATFORM

Approved/Support:

- Contractors Association of Tahoe Truckee
- Martis Fund
- Mountain Area Preservation Foundation
- Tahoe Sierra Board of Realtors
- Town of Truckee
- Truckee Donner PUD supports but not signing platform

In the works:

- 1/9/19: Tahoe Truckee Unified School District
- 1/18/10: Tahoe City PUD
- 1/23/19: Truckee Tahoe Airport District

TIGER TEAM UPDATES

ADVOCACY TARGET: GARNER STATE + FEDERAL FUNDING

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

Progress:

- State + Federal Policy Platform adopted by five partners with four more in the works.

SHORT-TERM RENTAL TARGET: SECURE EXISTING HOUSING STOCK

FOR LOCALS

Goals: Build understanding of how short-term rentals benefit and impact the local housing market and create a tool to help decision-makers and the community better understand how short-term rentals factor into local's housing.

Progress:

- Draft White Paper release expected February/March 2019.

ACCESSORY DWELLING UNITS + MOVABLE TINY HOMES TARGET: CREATE NEW HOUSING, DIVERSITY OF HOUSING

Progress:

- Developing policy recommendation + program (4/19).
- Projected goals: 25 new ADU/Movable Tiny home applications by 2020.

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.
 - TRPA looking at potential to include housing fee on air quality mitigation fee.
- **Mobile Homes Ad-Hoc | Target: Preserve Existing Affordable Housing**
 - Sunset 1 Strategy meetings to define creative strategy including public/private partnership.
- **Supportive Housing Ad Hoc | Target: Create New Housing for High-needs Populations**
 - Placer County released RFP for supportive housing services provider in North Tahoe.
 - 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.

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION

PARTNERS

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

PROJECT DIRECTOR: *Seana Doherty / Emily Vitas*

Community Collaborative of Tahoe Truckee — Alison Schwedner

Contractors Association of Tahoe Truckee — 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 — Brendand 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 | 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:

✓ 18: Lazando Project, Truckee – serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District.

✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, six low

income workforce units (Open Spring 2019)

✓ 81: Railyard Artist Lofts, Truckee – 38 very low, 38 low, five moderate income rental units

✓ 10: Tahoe City Marina – eight moderate, two 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 (APPLICATION 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

CONCEPTS IN THE WORKS (80-100+) (PRE-APPLICATION PHASE):

✓ 100+: Nahas Project – Locals' Housing Project, Tahoe City, Placer County (developers picked, land under contract)

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

✓ \$600K: 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

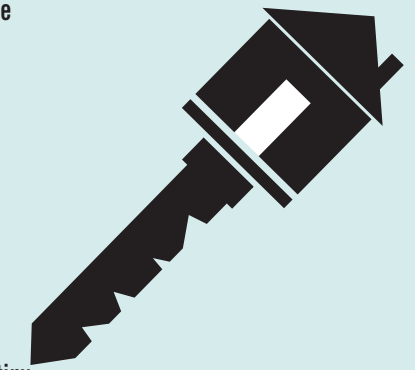
COLLECTIVE RESULTS TO DATE | 67:

✓ (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)



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

IN THE WORKS:

✓ MHC State + Federal Policy Platform, 1/11/19

✓ MHC Accessory Dwelling + Movable Tiny Homes Policy Recommendation, 4/5/19

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

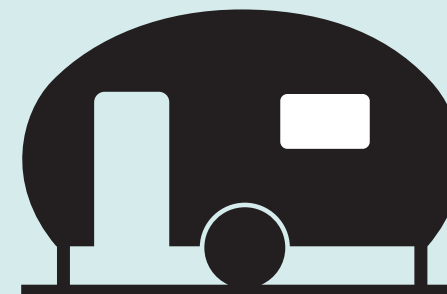
RETAIN EXISTING AFFORDABLE HOUSING

GOALS:

→ 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

