



## **Meeting Summary**

Mountain Housing Council Meeting #2

9.15.17 | Truckee Tahoe Airport District Board Room

Meeting Attendees: See Page 9 for complete list

## **Topics in this Summary**

MHC Target Ad-Hoc Team Update

Tiger Team Updates

Partner Updates

## **Meeting in Brief**

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On September 15th, 2017, nearly 50 members of the Mountain Housing Council (Council) and members of the public met for the second time to continue discussion on the collaborative initiative that is working to accelerate solutions to regional housing issues. The Council, comprised of a range of regional agency, nonprofit and business stakeholders is set to meet four times per year to coordinate, communicate and strategize solutions on various housing opportunities and challenges happening in the Tahoe-Truckee region.

The focus of the meeting was to provide housing updates and provide a forum for coordinating and strategizing the various efforts happening both in and outside of the Council. The following is a summary of the key highlights and decisions made for the various topics discussed.

A reminder: the role of the Mountain Housing Council is to put the spotlight on what is happening in relationship to local housing in our region. We are here to create and package simple tools to inspire others to get engaged.



## **MHC Target Ad-Hoc Team Update**

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In June 2017, an ad-hoc team was formed to identify targets for the Mountain Housing Council that would serve to measure the success of the collective work over the next three years.

The team gathered relevant affordable data from the region, researched best practices from similar communities outside the region, considered future projects in the pipeline, and incorporated Council feedback as the foundation for developing the MHC Goals + Targets. Additionally, the Ad Hoc worked to define a clear mission and vision for MHC, created definitions around commonly used terms including expanding the definition of "affordable" in the region to include the high-income levels or "missing middle."

### **Regional Housing Definitions**

The Target Ad-Hoc Team determined it would benefit the Council to share a common vocabulary. In order to have a clear understanding of terms frequently used when discussing local housing topics, definitions were carefully created for the following terms: unit, quality housing, unlock, diversity, and an expanded definition of local-affordable. See attached PP for summary of definitions.

### **Feedback**

The following is a summary of feedback on the Ad-Hoc presentation of goals, targets, and new definitions:

- *Unlock: clarify to read unlocking of units not currently used for workforce housing*
- *Diversity: include diverse workforce in definition*
- *Expanded Definition of Local-Affordable is based on the reality of our region's current housing costs. This new definition was well received by Council members.*

### **Agreement**

The Council agreed to change *affordable housing* to *achievable local housing* to eliminate confusion and preconceptions around the term affordable and to include an expanded range of income levels. The agreement was that though the lower income targets (as defined by HUD) are still critical, due to the high cost



of housing in the region, including higher level income brackets is also a critical housing need in the community. Moving forward, MHC will use the word *Achievable Local Housing*

### **Implications**

The facilitator asked the Council what the implications would be for using a new, expanded definition for “affordable” housing in the region. Following are some of the comments captured:

- I think this new expanded definition of income targets better reflects the wide range of needs in the region
- An expanded definition of “affordability” in our region that includes the “missing middle” allows for jurisdictions to design incentives for developers or programs that target this bracket

### **Proposed Goals + Targets**

Shaped by thorough research and regional housing data, the Target Ad-Hoc team proposed six goals and targets.

### **Feedback**

After discussion, the Council requested updates per feedback be applied to the proposed goals and targets, then re-circulated for final approval.

Below are examples of comments considered for goal and target revisions:

- Goal 1: Create a regional policy + program agenda that implements innovative, game-changing solutions.
  - Discussion: How does the Council expedite current policies?
- Goal 2: Increase % of workers living and working in the area. Decrease commuting)
  - Discussion: This goal and metric are confusing. Who are we talking about? Maybe it is more of an indicator of our work rather than a goal? Are there numerical targets for this?
- Goal 3: Unlock existing structures for local housing.
  - Discussion: Change to unlock housing structures (housing specific, as opposed to Goal 6.



- Goal 4: Increase new units available for local housing.
  - Discussion: Remove rehab – should only be new housing structures.
- Goal 5: Garner additional funds for local housing
  - Discussion: Target should be greater than \$5 million and as high as \$15 million
- Goal 6: Rehabilitate alternative structures and substandard units.
  - Discussion: clarify to be previously non-housing structures as housing structures are captured in Goal 3.
- Suggested Goal 7: Track or reduce loss of existing housing stock (loss to short-term rentals, other uses).
  - Discussion: should not be punitive, should not restrict property owner rights, could just be tracking.

### **Action/Next Steps**

- Expanded Definition of “affordable.”
  - Work group to define “new” achievable/attainable criteria for our region within the next month and send to Council, via email, for approval
  - MHC staff to draft a document that staff can send to Boards as a means to explore ideas around building policy and/or programs around new definition of “affordability”
    - Request assistance from legal counsel (on a jurisdiction’s team) to make universal document incorporating new criteria
- Goals + Targets
  - Updated MHC goals + targets per feedback from Council will be sent for approval to Council via email in early October



## **Tiger Team Updates**

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In between Council quarterly meetings, Tiger Teams are meeting to move the work forward for the Council. By focusing on a specific task, each Tiger Team is able to efficiently contribute their time, resources, and expertise to tackle different topics. Following is the update shared at the meeting:

### **Tiger Team 1 - Local Agency Map Update**

Tiger Team 1 was tasked with creating a regional map of parcels owned by local agencies (Map #1). The purpose of the mapping Tiger Team is to: 1) Create a map that identifies publicly owned parcels (Map 1), 2) Create a map that identifies parcels, within Map #1, that could be suitable for achievable local housing, 3) The intent is not to identify land that can necessarily turn into housing but rather to create an inventory of what exists in order to inform future conversations.

### **Council Feedback**

Input from the Council on Map #1 was collected at the meeting via small feedback stations:

- Town of Truckee has a large amount of land, it would be interesting to see what is actually available for housing
- Explore the idea of transferring uses to different sites to free up more suitable potential housing locations
- What is the relationship with California Tahoe Conservancy, they seem to have a lot of land, but how does this relate to their sustainable community program?
- Are there opportunities with El Dorado County?
- There are a lot fewer parcels owned by local agencies than expected
- Do we want to build outside of town centers? How do travel, transport, and safety influence ideal locations? Should transit expand to serve new areas?

### **Tiger Team 2 - Policy Work: Creative Housing Types Update**

Tiger Team 2 is tasked with: 1) identifying current policies in place, and in the works, that could serve to accelerate solutions to housing, 2) designing a work plan to accelerate adoption of new policies as well as current policies, 3) Identify new policies missing from the regional tool box (i.e. creative housing types). The team has met one time to-date. Over the next few months the team will create a regional matrix of policies in place and identify top innovative policies and programs to accelerate diversity of local achievable housing.



### **Tiger Team 3 - Funding + Finance**

Tiger Team 3 is exploring opportunities to increase funding and to decrease costs for housing. Currently the team is making strides by attending TTCF meetings to expand network and tools. They are redefining local-affordable housing and submitted data for a fee analysis. Over the following months the Funding + Finance team will be identifying financing tools for employers, first-time homebuyers, and others.

### **Tiger Team 4 - Housing Programs**

The Housing Programs Work Team will start in September. The team will be uncovering the strengths, weaknesses, opportunities, and threats of current programs. To-date, a regional matrix of existing programs has been created. Meeting number one will include program administrators from Town of Truckee, Nevada and Placer Counties, as well as staff from CCTT and the Family Resource Centers who have first-hand knowledge about which programs work, which don't, and potential new areas to investigate.

### **Deal Maker Update**

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Council staff is hosting quarterly meetings with local dealmaker's (developers, land owners, and employers who want to be part of the solution) to discuss concepts, projects, obstacles, and challenges. These discussions allow dealmakers to link to Council work, receive feedback, and share resources. In addition, the meetings give the Council the ability to monitor conceptual and approved unbuilt projects.

### **Update: Think Tank Event in October: Employers Stepping Up**

At the start of the meeting MHC Staff presented videos showcasing two local business owners who have stepped up to assist in providing housing solutions for their staff; Dave Wilderotter of Tahoe Dave's and Andy Laughlin of Tahoe City Kayak. Their solutions included outreach to friends with space (guarantee rent will be paid), purchasing property for staff, help with deposits for rentals, assist with loans, and make down-payment contributions for first-time homebuyers.

In October, the Council will host a community Think Tank that will explore how employers can get involved in the housing solution. The panel will include several individuals who will share creative tools and approaches to assist employers seeking to help provide homes for their staff. A flyer will be sent to the Council in the next week.



## Partner Updates

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### Placer County

- Posted its Tahoe Housing Plan on its website.
- Starting to work on program to reach out to landlords about rental opportunity
- The County urges the Council to collaboratively discuss the topic of homeowner's insurance and cancellations in wildland fire areas.
- Working to create a more efficient and effective policy regarding in-lieu fees in the future.
- Accessory Dwelling Units (ADUs) will be discussed at the October 3 Board meeting.

### Nevada County

The County recently adopted new regulations to make it easier to build ADUs within the county. Public comment was submitted requesting removing the requirement of owner occupancy.

### Town of Truckee

- Shared updates on several local housing projects: Truckee Artist Lofts, Coburn Crossing, and Coldstream. The Truckee Artist Lofts project did not receive the 9% tax credit; they are now going for 4%, which means higher local subsidies will be needed. Coburn Crossing is about to submit a final map of 138 deed-restricted (blue column) rentals. Coldstream, a 48-unit parcel (parcel 1), has submitted an application for development permit.
- Expressed that while they have been receiving a lot of development interest in workforce housing projects, that infrastructure financing is difficult and can be a challenge even for projects that are fully approved.

### Family Resource Center

The Resource Center is concerned with the recent displacement of tenants who reside in Sunset Inn I, which is being renovated. They could use help from individuals or agencies who can provide resources and influence to inform owners of Sunset Inn I in regards to state requirements to relocate residents. As a result, a sign-up sheet was passed around the Mountain Housing Council and several members volunteered to provide assistance.



#### Contractors Association of Truckee Tahoe (CATT)

CATT submitted a formal letter to the Placer County Planning Commission asking that they remove the owner occupancy requirement to free up both units for rental purposes as it pertains to ADUs. The Planning Commission denied it but CATT will present again at the next Board of Supervisors meeting on October 3.

The Soaring Ranch project will include 80 multi-family apartment units designed for locals and market rate with an inclusionary housing percentage (either 10 or 15%). Copies of the site map are available with the Town of Truckee (parcel 3).

#### Tahoe Regional Planning Agency (TRPA)

TRPA is hosting two events. On September 26, a group will be looking at development rights and discussing ways to improve the system. On the following evening, September 27, the TRPA Board is anticipating a local government committee to report on short-term rentals, how they are handling them, and what best practices are around the area.

#### Tahoe Prosperity Center

- Is hosting Tahoe Economics Summit Monday, October 30 in Incline Village. The event will include a segment specifically around housing. Speakers from AirBnB, Santa Barbara, and Crested Butte, Colorado will be there to share stories from outside the region.
- A local government led task force is exploring opportunities to convert an old motel into permanent workforce housing for residents in the City of South Lake Tahoe. Currently there are four motels being converted for this in the regular market place. The task force is hoping to develop incentives to increase this type of renovation.

#### Truckee Donner Public Utility District (TDPUD)

TDPUD is continuing to seek a solution/play matchmaker to Gray's Crossing Mello-Roos District. Fines and penalties can be waived, but actual tax cannot.

*Feedback:* TTCF has offered to facilitate conversations between interested parties and TDPUD in hopes to engage a collaborative brainstorm on solutions.

#### **Next Steps:**

- Council staff looking for ways to share updates to affordable housing projects in the pipeline





## Meeting Attendees

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### Members + Partners

Nevada County, Supervisor Richard Anderson  
Placer County, Supervisor Jennifer Montgomery, Jennifer Merchant  
Town of Truckee, Jeff Loux, David Tirman, Yumie Dahn  
Tahoe Truckee Unified School District, Joan Zappettini  
Community Collaborative of Tahoe-Truckee, Alison Schwedner  
Family Resource Center/Board of Realtors, Carmen Carr  
North Tahoe Family Resource Center, Amy Kelley  
Truckee Family Resource Center, Teresa Crimmens  
Sierra Business Council, Jessica Carr  
Tahoe Prosperity Center, Heidi Hill Drum  
MAP, Alexis Ollar  
Truckee Chamber, John Manocchio  
North Lake Tahoe Resort Association, Brett Williams  
DMB Highlands/Martis Fund, Mark Johnson  
Northstar, Jerusha Hall  
Tahoe Donner Association, Robb Einyre  
Contractors Association, Pat Davison  
Tahoe Forest Hospital District, Ted Owens  
Truckee Tahoe Airport District, Rick Stephens  
Tahoe Regional Planning Agency, John Hester  
Tahoe Sierra Board of Realtors, John Falk, Matt Hanson  
Tahoe City PUD, Cindy Gustafson, Kim Boyd  
North Tahoe PUD, Sarah Coolidge  
Squaw Valley PSD, Fred Ilfeld  
Truckee Donner PUD, Steven Poncelet

### Convener

Tahoe Truckee Community Foundation:  
Stacy Caldwell, CEO  
Nicole Todd Bailey, Board Liaison  
Ashley Cooper, Communication and Grants Manager