

Mountain Housing Council of Tahoe Truckee

Sept 15, 2017

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION



Agenda

- I. Welcome/Introductions (8-8:20)
- II. Stories (8:20-8:30)
- III. Council Updates (8:35-10:00)

Break

- IV. Partner Updates (10:15-10:40)
- V. Public Comment (10:40-10:55)
- VI. Close

Funders Debrief: 11:10-noon



Stories

Employers Stepping Up!

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION



Council Updates

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION





[Home](#) [About](#) [Partners](#) [Resources](#) [Meetings + Events](#) [News](#) [Contact](#)

Welcome

Welcome to the Mountain Housing Council of Tahoe Truckee. This Council brings together a wide range of committed stakeholders to take on the unique and pressing challenges of housing in the North Tahoe-Truckee region: availability, variety and affordability. The goal is to build on what was learned in the 2016 Regional Housing Study, to accelerate solutions to the region's housing problems, and to bring together government agencies, developers, land owners, nonprofit organizations, businesses, potential funders and the people of the region to implement those solutions.

MHC Target Update

30 Minutes

Goal: Adoption of Goals + Targets



Thank you to the Target Ad-Hoc Team!

Nevada County, Richard Anderson

Town of Truckee, Jeff Loux

Placer County, Jennifer Merchant

Tahoe Sierra Board of Realtors, John Falk

Contractors Association of Truckee Tahoe, Pat Davison

Community Collaborative, Alison Schwedner

Tahoe Regional Planning Agency, John Hester



Ad-Hoc Process

Two meetings

Goal

ID targets for collaborative regional action plan that will serve to drive our work + help us measure our collective progress + success in accelerating solutions to regional housing needs



Data + Input Considered

Research—best practices, other communities

Current Reality Data

- TT Regional Housing Assessment
- Rate of affordable housing built last 20 years
- # of units + who lives in them
- Housing Elements
- % of employee commuting

Future Data

Projects approved/un-built + pipeline

Feedback

One-on-one, Council feedback



Regional Housing Definitions Created

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION



Unit: living quarter as defined by each of the local government agencies

Quality Housing: safe, livable, and healthy

Unlock: to take an existing unit or building and turn it into housing for locals that is an affordable, quality unit for rent or for sale

Diversity: income levels, family structure, lifestyle needs, units and housing types



An Expanded Definition Local-Affordable

Income Level	1 person/ monthly housing	2 person/ monthly housing	3 person/ monthly housing	4 person/ monthly housing	5 person/ monthly housing
Extremely Low (30% MFI)	\$16,100	\$18,400	\$20,700	\$24,300	\$28,440
Very Low(50% MFI)	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450
Low (80% MFI)	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250
Moderate (120%)	\$61,750	\$70,550	\$79,400	\$88,200	\$95,250
Missing Middle (150% MFI)	\$79,000	\$90,000	\$101,000	\$115,000	\$130,000
Missing Middle for Growth (180% MFI)	\$94,000	\$107,000	\$122,000	\$138,000	\$165,000



What We Learned

New Unit Rates

- **Rate of units last 20 years:** (constructed, renovated, purchased via programs, deed)=31 per year
- **# of units in pipeline:** (next 7 years, includes moderate 120% of AMI)=70 units per year
 - **Current rate + pipeline=157 units per year**

Unlocking Opportunities

33,268 units in our region, 20,039 are second homes

- **Unlock 1% of 20,000 units for long-term rental=200 units**

Workforce Top Priority

Percent that work + live in TT region=41.4% (6,554 people)

- **1% change=157 people**



What We Are Recommending

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION



Collaborative Action Plan

Goal + Targets



Our Vision

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



Our Mission

Working to accelerate local and affordable housing solutions for those who live and work in the Tahoe-Truckee region.



Proposed Goals + Targets

GOALS	PROPOSED TARGETS
Goal 1: Create a regional policy + program agenda that Implements, innovative, game-changing solutions	10 solutions in 3 years
Goal 2: Increase % of workers living and working in the area (decrease commuting)	300 workers over 3 years
Goal 3: Unlock existing structures for local housing	300 units over 3 years
Goal 4: Increase new units available for local housing (build, rehab, programs, etc.)	300 units over 3 years
Goal 5: Garner additional funds for local housing	\$5M over 3 years
Goal 6: Rehabilitate alternative structures and substandard units	30 in 3 years
TOTAL	INCREASE # + DIVERSITY OF AVAILABLE UNITS (new + used)= 630 units over 3 years
	PEOPLE SERVED= 1,260

How We Get There

Strategic Focus Areas

Policy

Identify and support policies that encourage solutions to local housing

Programming

Strengthen regional housing programs

Financing

Identify creative financing + funding for range of housing needs



Options

- Option 1: Goals + Targets
- Option 2: Goals with adjusted targets
- Option 3: Goals only
- Other



Tiger Team Updates

Tiger Team 1: Local Agency Map

Tiger Team 2: Creative Housing Types

Tiger Team 3: Funding + Financing

Tiger Team 4: Programming

Thank you to the Map Team!

Jerusha Hall, Vail/Northstar

Drew Jack/Jeff Loux, Town of Truckee

Jennifer Merchant, Supervisor Montgomery, Placer County

Steven Poncelet, Tahoe Donner Public Utility District

Supervisor Richard Anderson, Sarah Deal, Nevada County

Tiger Team 1--Mapping Process

- Two meetings
- Progress:
 - Defined goal + scope
 - Created regional map
 - Created process for next steps

Tiger Team 1--Mapping Process

- Today
 - Share Regional Map of Parcels Owned by Local Public Agencies
 - Get your feedback
- Next Steps
 - Agency feedback
 - Map 2: Possible sites for local-affordable housing
- For more info: Summary Notes on website

Thank you to Tiger Team 2: Creative Housing Types

Town, Jeff Loux, Yumi Dahn
Shawna Purvins, Placer County
Brian Foss, Nevada County
Kristie Thompson, CATT

Tiger Team 2—Process

- One meeting to-date
- Goals:
 - Define Creative Housing Types, existing policies, opportunities, barriers
 - Create regional matrix of policies in place
 - ID top innovative policies + programs to accelerate diversity of local affordable housing
 - For more info: Summary notes + materials on website

Tiger Team : Funding + Finance

Looking for members

Tiger Team 3—Process

- Goals:
 - Target: Increase funding for housing
 - Decrease costs for housing
 - ID financing tools (for employers, first time home buyers, etc.)
- Progress To-Date
 - TTCF meetings
 - Redefine local-affordable housing
 - Fee analysis
 - Looking for members!

Tiger Team : Housing Programs

Launching

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION



Tiger Team 4—Process

- Goals:
 - Understand SWOT of current program
 - Research new concepts for funding + unlocking existing, improving regulatory process, serving ALL community, build resources + access
- Progress To-Date
 - Regional Matrix of existing programs created
- Work Team starts in Sept

Deal Maker Update

- Quarterly meetings
- 16 invited in the network
- Developers, Landowners and Employers –
Want to be a part of the solutions
- Link to MHC work, feedback and resource
sharing
- Monitoring conceptual projects and approved-
un-built projects
- Testing ideas in the field and gleaning ideas for
our work



Employers Stepping Up!

Tools + Inspiration for Employers
Taking on the Housing Challenge

Public Think Tank

Date: Late Oct
speakers, idea slam

Look for Flyer Next Week...

Partner Updates

Public Comment

-2 min per person

Close

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION

