



Meeting Summary

Mountain Housing Council
Tiger Team 1: Local Public Agency Land Inventory
12.7.17 | 3pm-5pm | Meeting #3
Truckee Donner PUD

Goals of Map Tiger Team:

Create Regional Map of Lands Owned by Local Public Agencies that display top potential sites for local, affordable housing

Meeting #3 Attendees:

Jeff Loux, Town of Truckee
Yumie Dahn, Town of Truckee
Supervisor Jennifer Montgomery, Placer County
Jennifer Merchant, Placer County (via phone)
Supervisor Richard Anderson, Nevada County
Steve Poncelet, Truckee Donner PUD
Jerusha Hall, Northstar/Vail Resorts (via phone)

Facilitation:

Seana Doherty, Freshtracks, Lead Facilitator
Drew Jack, Freshtracks, GIS
Jennifer Pizzi, Freshtracks, Meeting Recorder

Topics in this Summary

- Review of Map 2: Potential parcels for “conceivable” housing
- Opportunity Discussion
- Next Steps



Meeting Summary

Conversation: Review of Map 2: Potential Sites for Local, Affordable Housing

Since the last meeting in September, members from the team reached out to the 22 public agencies from Map 1 to explore potential parcels conceivable for housing. Map 2 is a result of the data collected through those discussions. The TTUSD parcels were missing from this discussion but all other agencies submitted a response. The results suggest that there are approximately 140 parcels in the region deemed conceivable for housing, though many of these sites are ideally situated to garner tax credits or state/federal funding due to the fact that they are not close to services and transportation.

The table below describes the subsequent creation of additional maps to reflect the team's top selections.

Map	Description	Criteria	Due
Map 3	Public + Private Opportunity Sites with Overlay Criteria for housing non-profits (<i>*see section 2 below: Opportunities + Strategies for details</i>)	<ul style="list-style-type: none"> • Low income housing credits • Public + private • Greater than 20 unites 	January 5, 2018
Map 4	Top Public + Private Sites with no constraints	<ul style="list-style-type: none"> • Public + private • Include single family 	TBD

2. Opportunities Conversation

The conversation then organically moved to the topic: What would it take/what land would we need to attract a non-profit developer, such a BridgeHousing or MercyHousing (previously worked on a project in Truckee), Meea Kang, to consider a project in our region? What type of housing would they build? What



would need to be in place? Per a conversation Seana had with BridgeHousing, the response was: 1) Political will, 2) funding, 3) land/opportunity sites to build 100 multi-family units (5-6 scatter sites count).

The team discussed the ideal parcels (private and public) that could be “opportunity sites” for a mixed-used project that would appeal to a non-profit developer.

Prior to taking the next-steps with housing non-profits the group decided to narrow site selection by brainstorming their top parcel picks. The following tables reflect the brainstorm summary:

Opportunity Sites: Town of Truckee

Site	Public/Private
Sierra College	Public: Sierra College
Gray's – Parcel D + Cottages	Public: TDPUD
Frishman Hollow	Public: TOT
Upper McIver (Dairy + Mancuso)	Public: TOT
Arnold Property	
Parcel 3, 80 units, Joerger Ranch	Private

Opportunity Sites: Placer County

Site	Public/Private
Eastern Gateway, Kings Beach	Public: Placer
Old Animal Shelter, Tahoe Vista	Public: Placer
Lot across adjacent to Old Animal Shelter, Tahoe Vista	Public: NTPUD
Alex Mouraltos near Old Animal Shelter, Tahoe Vista	Private
Shelly Aldean, Dollar Hill	Private
Jim Quarry	Private
Eastern Regional Transfer Facility	Public
Serene Lakes Parcel	Public: Placer



Tiny Parcels Strategy

Placer County, Town of Truckee, and Nevada County have identified a variety of publicly owned tiny parcels as a result of Map 2. The jurisdictions will explore potential opportunities to sell these small/tiny parcels in order create a fund for housing with proceeds from the sales.

Other

Cal Trans
CHP

3. Next Steps

With several parcels identified as conceivable for housing in Map 2, the team would like connect with several housing non-profit organizations to discuss potential opportunities in our region. A new map (Map 3) will be created with an overlay identifying ideal locations that meets specific criteria for non-profit opportunities.

- Find a realtor on Council to assist with parcel sheets for non-profit housing potential
- Connect with Martis Fund to inquire about potential land opportunities
- Follow up with TTUSD to get parcel info
- Update at January 12 Council meeting
 - Present Map #3
 - Ask for feedback regarding invite to non-profit developers: who, how, when, why
 - Get list of non-profit developers from Town, Placer, Nevada County
 - List so far:
 - Chock
 - Bridge Housing
 - Mercy Housing
 - John Stewart Company
 - Who to give update at Council meeting: Steven Poncelet?