



# MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 17, 2020

## Accelerating Housing Solutions in the North Tahoe-Truckee Region

### MEETING GOALS

- Discussion/Feedback: MHC 2.0
- Operationalizing ADUs from White Paper to Action

### COUNCIL AGENDA

- I. Welcome
- II. Storytelling
- III. Partner Updates
- IV. Council Updates
- V. ADU Panel
- VI. Public Comment
- VII. Close

### INFO HUB

#### MHC PRESS

*Truckee Paving Way for Construction of Secondary Units* (SIERRA SUN, NOVEMBER 2019)

*Placer County Moving Forward with Housing Trust* (SIERRA SUN, NOVEMBER 2019)

*Placer County Adopts New Short-term Rental Ordinance* (SIERRA SUN, NOVEMBER 2019)

*New Year, New Rules for Vacation Rentals Around North Lake Tahoe in Placer County* (SACRAMENTO BEE, JANUARY 2020)

*Mountain Housing Council Releases Study on ADUs* (SIERRA SUN, JANUARY 2020)

*Town Hires First Full-time Housing Program Manager* (SIERRA SUN, JANUARY 2020)

### PARTNER HIGHLIGHTS

#### PLACER COUNTY

- Adopted new STR ordinance, requiring STRs be permitted, have a local contact to manage the home, and receive a life-safety inspection by local fire officials, among other requirements.
- Establishing a private housing trust, *Housing Trust Placer*, to fund affordable housing projects throughout the County. The fund will allow for donations from a variety of sources.
- Launched the 2021-2029 Housing Element Update process. On November 22, 2019 the County contracted with PlaceWorks Inc to assist in the process of updating the Housing Element as required under California state law.
- County will launch soon a new web based Secondary Dwelling Resource Center inclusive of calculators to determine cost of construction and return on investment. It will also include inspirational ideas on location and design of second units as well as how to fast track an application, getting to construction sooner.
- Meadowview Place (a.k.a Schaffer's Mill) applied for building permits and anticipate beginning construction of 56 affordable units this year.

#### TOWN OF TRUCKEE

- Hired Seana Doherty as Housing Program Manager, starting January 13, 2020.
- Hired Host Compliance to explore short term rental issues and solutions.
- Council directed staff to use \$500,000 of the \$2 million dollar housing opportunity fund to incentivize ADUs. Other programs that will be explored with the housing opportunity fund are homebuyer's assistance programs, a deed restriction pilot program, and funding assistance for housing projects that meet Town goals. The details of the ADU incentives will be coming to Council in February.
- Facilitated three stakeholder groups for a potential revenue measure for housing. It looks promising

to put a 2% increase to the Town's Transient Occupancy tax on the ballot in November 2020 but details are yet to be finalized—this is just a recommendation by this committee and will need to be finalized by Council.

- The State has granted the Town SB-2 funding which is anticipated to be used to help analyze and facilitate rezones for housing.
- The Town anticipates that the Planning Commission will review Frishman Hollow II, a 68-unit affordable housing project, in February. This is meant for 50-80% of AMI.

#### CATT

- Worked with Town of Truckee to remove the language in the development code specifying a 3-acre minimum lot size for an ADU on septic. Continuing our work with Lahontan Regional Water Quality Control Board and will be expanding to work with the county Health Departments to make their rules clear and defined on this issue so that all jurisdictions can implement consistent rules and the public has a clear understanding of what is allowed.
- Working with town of Truckee on their proposed new TOT tax that would be earmarked for funding affordable housing.

#### TAHOE PROSPERITY CENTER

- South Shore agencies and jurisdiction collaboratively funded a Housing Opportunity Assessment and Action Plan for the South Shore, including both CA and NV. Phase I, the Needs Assessment, was completed on schedule (July - November 2019) and shared with the public in December (<https://tahoeprosperity.org/housing-study/>).
- Phase II, the Housing Action Plan, is currently in process and is in public feedback stage. The Action Plan will include a multitude of actionable priorities, spread among various partners and agencies, to increase the availability of suitable housing options. Completion is on track to be

finished by March of 2020.

- Tahoe Home Connection (TaHoCo) property managers have successfully matched 6 local families (12 people) with vacant second homes this fall and winter. These locals work at Kirkwood, Harrah's, Montbleu, and other local ski resorts and restaurants. TaHoCo also received a grant to upgrade and automate homeowner and tenant matching services on our website.

#### TRPA

- Effective January 28, 2020, fees for ADUs that are deed-restricted affordable, moderate, or achievable will be waived.
- Local Government and Housing Committee approved 6-month Housing Work Plan to develop TRPA Housing Action Plan. Action Plan includes monthly Governing Board workshops. First workshop is January 22nd on California and Nevada Housing Legislation, including new CA ADU regulations.

### PARTNER SUB-COLLABORATIVE ACTIONS

#### Truckee Employer Housing JPA

- Four major employers (Tahoe Truckee Unified School District, Tahoe Forest Hospital, Truckee Donner Utility District, Tahoe Truckee Airport District) entered into a legal agreement to combine resources to collectively address their employee housing issues. 2020 kick-off expected.

#### Martis Fund Down Payment Assistance Program

- The Martis Fund Down Payment Assistance Program (DPAP), managed by SBC, has initiated a third round of funding in the amount of \$500,000, for a total of over \$1.4 million since 2016. A total of 38 families in our community have been supported with down payment assistance.

### TIGER TEAM UPDATES

#### STATE ADVOCACY

##### TARGET: ATTRACT CAPITAL

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

##### Progress:

- Met during the legislative recess with selected state legislative offices, agency staff, and housing organizations to ascertain likely top priorities during the 2020 session.
- Worked with statewide housing groups to include MHC priorities in the development of a disaster housing relief and recovery proposal for inclusion in the Governor's budget.
- Monitored the development of guidelines and beginning of implementation of programs created by Prop 1 for incorporation of MHC priorities.
- Continuing to monitor legislation and funding programs impacting affordable housing in the Tahoe-Truckee region.
- Worked with the California Tahoe Conservancy to consider strategy for use of excess state lands.
- Worked with partners on expansion of purposes for the use of Enhanced Infrastructure Finance Districts as a housing finance tool.
- Provided technical assistance on securing future public funding to housing developers with affordable and achievable housing projects.
- Developed draft 2020 policy platform for review and approval of the Tiger Team.

### WHAT IS ACHIEVABLE LOCAL HOUSING?

The term Achievable Local Housing was developed by the Mountain Housing Council in 2017 to define the range of housing needs in the region; from homeless UP TO the "missing-middle" (195% AMI levels).

Achievable local housing is a framework to describe both the traditional affordable housing rental homes as well as single family, for-sale homes for middle income families.

### 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*

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

**Community Collaborative of Tahoe Truckee** – Alison Schwedner

**Contractors Association of Truckee Tahoe** – Kristi Thompson

**Martis Fund** – Heidi Volhardt Allstead / Tom Murphy

**Mountain Area Preservation Foundation** – Alexis Ollar

**Nevada County** – Brian Foss / Richard Anderson

**North Lake Tahoe Resort Association** – Brett Williams

**North Tahoe Public Utility District** – Susan Daniels (Sue) / Sarah Coolidge

**Placer County** – Cindy Gustafson / Jennifer Merchant

**Sierra Business Council** – Steve Frisch / Kristin York

**Sierra Community House** – Paul Bancroft / Teresa Crimmens

**Squaw Valley Public Service District** – Mike Geary / Eric Poulsen / Jessica Asher

**Squaw Valley | Alpine Meadow** – Jennifer Scharp

**Sugar Bowl Resort** – Monica Pette / Greg Dallas

**Tahoe City Public Utility District** – Sean Barclay / Scott Zumwalt

**Tahoe Donner Homeowners Association** – Annie Rosenfeld

**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** – Steven Poncelet / Regina Wise

**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

## 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:

**DONE + IN THE WORKS | 413**

**ON THE HORIZON | 284+**

#### COMPLETE:

- ✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee

#### APPROVED, UNDER CONSTRUCTION:

- ✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, six low income workforce units (Open Spring 2019)
- ✓ 76: Railyard Artist Lofts, Truckee – 63 very low, 13 low income rental units
- ✓ 10: Tahoe City Marina – Eight market rate units, two low income, deed restricted units
- ✓ 48: Coldstream Specific Plan – 29 very low, 19 low income units
- ✓ 3: Grocery Outlet, Truckee – low income rental units
- ✓ 1: Pioneer Commerce Center Apartments – 1 low income unit
- ✓ 5: Voltex, Kings Beach – 5 employee housing units

#### APPROVED, UNBUILT:

- ✓ 56: Meadow View Place, Placer – low income rental units, Martis Valley (\$16.6M in funds secured)
- ✓ 40: Hopkins Ranch, Placer – 40 low to moderate income units with 30-year deed restrictions

- ✓ 32: Northstar Highlands II, Placer – 32 workforce housing units
- ✓ 3: 6731 Tahoe, “The Vision,” Placer – 3 employee housing units

#### ON THE HORIZON | 284+

##### APPLICATION SUBMITTED:

- ✓ 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. Undergoing CEQA review.
- ✓ 18: Lizando Project, Truckee – Serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District
- ✓ 68+: Frishman Hollow II – Low to moderate, income restricted family rental units, Truckee, CA
- ✓ 69: Soaring Ranch Project - Mix of income targets, for sale and rental projects, near Raley’s in Truckee

##### PRE-APPLICATION CONCEPTS:

- ✓ TBD: Dollar Creek Crossing (formally Nahas Project) – Locals’ Housing Project, Tahoe City, Placer County. Range of rental units (low-moderate income levels and 14+ for sale homes)
- ✓ 32: Truckee Co-housing – Serving range of income levels (single family homes)
- ✓ 14: Dollar Hill apartments – 14 achievable local housing rentals

### VISION

All people that 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 | \$49,640,000

- ✓ \$12.85M: \$3.8M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project
- ✓ \$250K: Funding from State Sustainability Grants (CAP and TRADE) for infrastructure work on Donner Pass Road
- ✓ \$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 (CAP and TRADE) secured for 56-unit project in Placer County
- ✓ \$500K: Committed by Martis Fund to support down payment assistance program (2018–2019)
- ✓ \$250K: Committed by Martis Fund to support down payment assistance program (2019–2020)
- ✓ 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)
- ✓ \$2M: Town of Truckee General Fund set aside (one time) for affordable and workforce housing programs
- ✓ \$160,000 secured from SB-2 State HCD funds to accelerate affordable housing in the Town
- ✓ \$500,000 allocated from Placer County general fund to develop a pilot program to accelerate the production of affordable housing (2019/2020)



### SECURE EXISTING HOUSING STOCK FOR LOCALS

#### GOALS:

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

#### COLLECTIVE RESULTS TO DATE | 86

- ✓ (20) Landing: 20 homes matched with locals through the company’s online platform (Partnership with TTCF)
- ✓ (8) Tahoe Donner: Eight homes (Seven leased, one owned) serving 61 winter seasonal employees
- ✓ (6) Squaw Valley | Alpine: Six homes (29 available beds for employees)
- ✓ (1) Tahoe Forest Hospital District: 11 homes (Seven leased, four owned)
- ✓ (42) Tahoe Dave’s Skis and Boards: 42 units of housing: 25 tiny home units (Old 40 RV Park), own three units (rent to employees), mixed use units at shops (two, 1-bedrooms), rental deposits (average 4/yr), home buying down payment assistance (six total, \$25-\$100K), master leases (two units)
- ✓ (15) Northstar California: Offering 52 beds in 15 units for employees



### IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA + EDUCATIONAL TOOLS GOALS



#### 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

#### COLLECTIVE RESULTS TO DATE:

- ✓ Achievable Local Housing Policy Recommendation: Approved by Council, 1.9.18
- ✓ Fee Policy Recommendation: Approved by Council, 9.18.18
- ✓ State + Federal Policy Platform: Approved by Council 1.11.19

- ✓ Short-term Rental White Paper: Research Paper approved by 25 of 29 partners
- ✓ Accessory Dwelling Unit White Paper: Approved by 25 of 28 partners
- ✓ Housing Tool Kit: Created visual tools for various housing topics on new website: Fall 2019

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

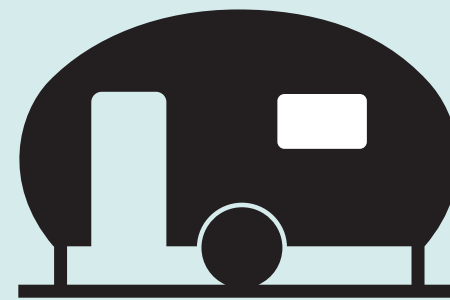
### RETAIN EXISTING AFFORDABLE HOUSING

#### 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 such as new JPA with: TFHD, TDPUD, TTUSD, TTAD
- ✓ Continue education efforts on what employers can do to support housing such as via the Landing project

