



## Mountain Housing Council Meeting #10 Summary Notes

**September 13, 2019: 8:00 – 11:00am**  
**Truckee Tahoe Airport Conference Room**

### **Meeting Purpose**

- Discussion/Feedback: Future of our Work (Next Entity) and Recommendations
- Vote on Draft ADU White Paper

### **Agenda**

#### **I. Welcome**

#### **II. Partner Updates**

- a. TFHD/TTUSD/TTAD/TDPUD: Update on Joint Power Authority  
The JPA hired a consultant, Municipal Resource Group, to do the analysis of creating JPA model to serve employee housing needs. Today, the four entities have preliminary agreement from each other their boards on the term sheet, and are now presenting final package to boards. The JPA will be its own government entity, will operate under the Brown Act, meet publically, and will master lease/purchase housing for employees. They may be able to build eventually – housing for teachers, nurses – but that is not the current focus. They are now seeing interest from other public agencies in region and others in CA re: what they are doing, and how. They have been in contact with Placer/Nevada County and the Town to continue discussion about opportunity and how they'll work together in the future.
- b. Town of Truckee:
  - Housing Coordinator position is open – please spread the word.
  - AB670: Town of Truckee wrote the bill! The bill states that ADUs cannot be banned outright through HOAs.
  - Artist Lofts: broke ground in August!
  - Working on Frishman Hollow 2: low and moderate income housing
  - Housing Element is out for review by CA Dept of Housing and Community Development.
  - Working on a stable funding source for housing, most likely going to be on the November 2020 ballot: 80% favorable for potential housing measure through TOT
- c. TTAD:  
TTAD has continued to fund housing initiatives throughout the region:
  - \$860,000 to Lazando Project (RPL Properties). Current status: can't get permits for other units, built 2 of the units and they are rented.



- \$500,000 for the Dollar Creek Crossing Project. The investment has a provision that if the property is not used for housing TTAD will get the money back.
  - \$50,000 to the Placer County for a pilot ADU program to help with fee reduction. The grant is a match with Placer County.
- d. Placer County:
- Dollar Creek Crossing: received direction from board in August to complete negotiations for the site, finalize purchase/sale agreement. The County will continue to provide opportunities for community engagement and engagement with neighborhoods close to the development. The project details are not final. Another public meeting will be announced soon.
  - The airport's \$50,000 grant for ADUs allows them to explore reducing fees to see if it's an incentive to increase ADUs. (SB13, currently working through legislature, could eliminate all impact fees for ADUs.
- e. Martis Fund:
- Down Payment Assistance Program: Completed first round of assistance: total of \$500k and loans to 33 families for total of \$1.2M. The board recently voted on distribution of another \$250k.
  - The Board has released a loan of \$1.4M for The Artist Lofts project.
- f. Tahoe Prosperity Center:
- TPC has hired Chase Janvrin as a Program Manager, dedicated to housing in the South Lake Region.
  - Housing Tahoe Partnership:
    - Identified 4 work groups – policy, outreach, finance, development – working through issues – focused on quantifying and articulating – want to identify hurdles so they can address.
    - Housing needs assessment – the housing survey received 2,100 responses. The employer survey is now being conducted. Assessment draft will be out in October, with a final coming in November. From the assessment, they will move in to an action planning process. Wrap up by end of February.
- g. TTCF:
- The Board met on 9/12 to discuss housing and impact areas. They were updated on housing initiatives: MHC and TTCF's investment in The Artist Lofts.
  - In 2016, TTCF attended the Mountain Ventures Summit and discussed the need to unlock second homes. This led to a study through the agency F'Inn on market research. The study led to a knowledge of the need for entrepreneurs to develop the innovation that could help unlock homes. In 2018, Kai and Colin Frolich connected with TTCF with an idea for a platform to connect



second homeowners with renters in need, through a matching program led by the Frolich's. TTCF provided seed funding and will be helping with the next round of funding.

h. Sierra Community House:

- A note on the MHC Dashboard re: mobile homes: we have around 500 mobile homes in Truckee – we need to continue to prioritize this housing, retaining these homes as we move forward with housing innovations and solutions. These community members are seeing changes – we need to make sure that we aren't just moving things around and diminishing important housing stock for our low-income neighbors. We should add this number to the dashboard to track. (this is on there—I think it is) There are over 800 total mobile homes in the region.

### III. Council Updates and Business

a. 2019-20 Work Plan

1. Work plan progress:

- a) ADU white paper is going to be the last MHC White Paper.
- b) We are seeing the need to shift to more one-pagers to better disseminate information to the community. We will work on creating one-pagers for all of the current policy documents.
- c) Our goal is to start providing information in more 'digestible' ways so our partners and community members have easy access to information that is easy to understand.

2. ADU White Paper

- a) Currently in a draft form.
- b) One of the goals of this paper is to find ways to increase ADUs for long-term renters, NOT for short-term renting.
- c) ADUs are increasing state wide, but not in Tahoe-Truckee. Why is this?
- d) MHC distributed an ADU survey through CATT, Chamber, MHC. We received over 90 responses.
- e) For council review and voting:
  - a. Partners have 2 weeks to review for edits.
  - b. Within one week of partner feedback, we'll push out a final document. The final document will include summary of updates made.
  - c. Partners will have 1+ months to review internally/with boards and prepare for vote.
  - d. MHC will ask for vote (include language for what that means).



- f) Partner discussion:
  - a. TCPUD: RE: TRPA regulations and inside of basin coverage: TRPA will have to make changes incrementally, allow ADUs first then address coverage. \*coverage is a challenge/barrier for TRPA board to consider.
  - b. NTPUD: There is an opportunity in the basin for amnesty for existing units – we need to help them become legal. The current process through Placer County is onerous – what are the costs there?
  - c. Tahoe Sierra Board of Realtors: ADUs ARE the silver bullet to open up housing quickly! The impediment is cost and deed restriction component. The TSBOR is not opposed to deed restriction in concept, but the mandatory nature is turning people away – can it be bifurcated to promote ADUs overall but drive incentives towards those willing to deed restrict while still allowing the greater group to participate. The driver is making the incentives so great it's a no brainer.
- b. Advocacy Tiger Team Update
  - 1. AB670
    - a) This bill has been passed: applies to existing HOA requirements related to ADUs.
      - a. Tahoe Donner: TD is not going to 'fight' the law/ADU regulations but will add 'reasonable' restrictions. They are concerned about abuse of the law. There is currently a homeowner initiative advocating deed restrictions to protect the single-family residential make-up of the community.
    - b) ADU bills are being decided 9/13 related to ADUs. We should know soon what has passed and how it will affect the region's regulations.
    - c) The Advocacy Tiger Team will meet soon to discuss next year's legislative session – ideas for changes to state law that we want to advance proactively.
- c. Supportive Housing
  - 1. Please see Jazmin's presentation in the September 13 PowerPoint.
- d. Mountain Housing Council Website Redesign
  - 1. Please see the website redesign info in the September 13 PowerPoint.



#### IV. Future of Our Work (9:45 - 10:55)

##### a. Council Discussion/Feedback:

1. TCPUD: 3 years for this initiative is not enough time, we should not sunset MHC. We should continue another 3 years and then transition.
2. Martis Fund: We need an advocacy arm and a way to fill the gaps while still maintaining the momentum.
3. TTAD: Someone needs to take this one – would like to see TTCF continue to manage.
4. MAP: What has TTCF's vision been for Alternative 2 – what are their thoughts on a new nonprofit that acts as a housing entity?
5. Placer County: Should we create a Tiger Team that can represent all jurisdictions that would be key partners of something like a JPA to start to build. TRPA might not be able to partner because of bi-state structure.
6. **Partners voted NO to Alternative 1. We need to consider Alternatives 2 / 3: New nonprofit vs MHC 2.0.**
7. Nevada County: We would like to approach our Board about extending MHC for another 3 years. Let's get through the funding round then discuss focus.
8. Town of Truckee: Alternative 3 (MHC 2.0) is preferred: We're not done yet – we need a regional housing action plan. Convening and educational role are important with MHC. Through TTCF we can't have the advocacy piece, that is an identified gap we need to solve.
9. Nevada County/TTCF: would continuance of MHC be an impediment to creating a new non-profit/other activities that would accelerate housing faster? Will our fundraising to continue MHC impede something else?
10. TSBOR: MHC is at the center of the housing 'web', with programs, projects, and progress all connected. It's not an either/or, it's 'all of the above' – MHC is the place, with critical mass, to make the decision for the future. Anything that dilutes this process dilutes all objectives. Move MHC forward with the understanding that funding sources are being developed (JPA, bonds, etc).
11. TSPUD: MHC has the passion to get things done. The public agencies cannot do this on their own.
12. Martis Fund: we need to remember that nonprofits are VERY hard to start and run. The group needs to consider the ROI when doing the research on the future.



- b. COUNCIL DIRECTION: Move forward with more detail on Alternative 3. MHC to spend time developing the structure.
  - 1. There is an appetite for a separate 501c3 – we should be open to this as we continue to research the future.
  - 2. What is MHC 2.0's purpose? Gaps? We're leveling up. Regional Housing Action Plan can get us there.

**V. Public Comment**

**VI. Close**



## Meeting Attendees

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Community Collaborative of Tahoe Truckee, Alison Schwedner  
Contractors Association of Truckee Tahoe, Kristi Thompson  
Martis Fund, Heidi Allstead and Tom Murphy  
Mountain Area Preservation Foundation, Alexis Ollar  
Nevada County, Richard Anderson, Jazmin Breaux  
North Lake Tahoe Resort Association, Brett Williams  
North Tahoe Public Utility District, Sue Daniels  
Placer County, Jennifer Merchant  
Sierra Business Council, Chris Mertens  
Tahoe City Public Utility District, Sean Bailey  
Tahoe Donner Homeowner Association, Annie Rosenfeld  
Tahoe Forest Hospital District, Ted Owens  
Tahoe Prosperity Center, Chase Janvrin, Wendy Sullivan  
Tahoe Regional Planning Agency, Karen Fink  
Tahoe Sierra Board of Realtors, John Falk  
Tahoe Truckee Community Foundation, Emily Vitas, Stacy Caldwell  
Tahoe Truckee Unified School District, Rob Leri, Joan Zappettini  
Town of Truckee, Jeff Loux, David Tirman  
Truckee Donner Public Utility District, Regina Wise  
Truckee Downtown Merchants Association, Stefanie Olivieri  
Truckee North Tahoe Transportation Management Association, Julia Tohlen  
Truckee Tahoe Airport District, Rick Stephens  
Sierra Community House, Paul Bancroft and Teresa Crimmens  
Squaw Valley Public Service District, Jessica Asher  
Vail Resorts / Northstar California, Jerusha Hall