



Mountain Housing Council Meeting #12 Summary Notes

April 10, 2020: 8:00 – 11:00am

Meeting Purpose

- MHC 1.0 + 2.0 Updates
- State Advocacy Policy Update
- General COVID Report-out

Agenda

I. Welcome and Introduction

II. State of Housing

a. TTCF Update

i. The main focus around housing during COVID relates to temporary shelter and homeless support.

1. Hotel rooms are being opened up for homeless
2. Nevada County and Placer County are working with the Emergency Warming Center (EWC), Recreation and Park District, and Town of Truckee to secure a new location/expanded drop-in hours for the EWC

a. The EWC is temporarily located at the veteran's hall in Truckee. Open 5 days per week, 4 hours per day – providing hot showers, a place to gather and get food, receive case management support, and connection to services. Will remain open through end of April, at which point they will reassess

b. Partner Updates on Housing

i. Town of Truckee

1. Frishman Hollow II (Developer: Pacific Communities):

a. Application submitted in May 2019, will be built this summer – from concept to construction in less than a year – tax credit funds are supporting the development

b. Why does this project work over others?

- i. Developer knows Truckee's general plan, zoning laws, fees, etc and proposed a project that 'fit'
- ii. Incorporated staff suggestions without question
- iii. When in front of the Planning Commission: they discussed concerns/issues on the spot and made immediate changes
- iv. Submitted a competitive proposal to the town



- v. Took risks: ordered modular units before approvals had gone through
 - vi. All financing was in place
 - vii. Know the state's criteria and processes to receive tax credits
 2. Coldstream Commons
 - a. Building permit has been issued but they need more financing
 3. Riverview Corp Yard – 1/3 of the site is planned for affordable/workforce housing and the town will keep moving on that
 4. Housing Program has a new webpage, new look:
<https://www.townoftruckee.com/government/housing>
 5. The STR project with Host Compliance is currently on hold
 6. The ADU incentives program is up and running
 7. The rental conversion (converting STRs to long-term rentals) is underway – working with Tahoe Landing to implement
 8. The rental assistance program is on hold
 9. Preparing for a decreased Budget due to COVID and CalPERS losses
- ii. Placer County
 1. Workforce housing deed restriction program: rolling out this summer, going to Board of Supervisors soon
 2. Working with TRPA on Tahoe Basin Area Plan amendments for ADUs. The change in CA law requires finessing with TRPA because they are a bi-state agency. They are making headway on how we look at ADUs in the Tahoe Basin
 3. Working with the California Tahoe Conservancy, who owns land that could be used for affordable housing
 4. Improving E-services which are helping with continuity of construction/housing projects. Website now has a chat box, fee estimator, permit support, and more:
<https://www.placer.ca.gov/2128/Building-Services>
 5. Developing a Resource Center for ADUs. Working on rolling out services as they become available, including a web portal and dedicated info book on how to do ADUs that includes pre-approved plans, cost calculators, lender info, etc.
 - a. Placer County ADU Temporary webpage:
<https://www.placer.ca.gov/6495/Accessory-Dwelling-Units>
 6. Meadowview Place
 - a. Breaking ground this summer
 - b. Tax-credit financing was secured
 7. Dollar Creek Crossing



- a. Conducting a feasibility study on how to modify the plans to encourage density and other housing types
- 8. Working on the Housing Element update for 2021-2029. The County has contracted with Public Works, Inc to assist
- 9. Working on a location for supportive housing. The County identified a house but it was not close enough to support services (Kings Beach would be the ideal location)
- iii. Northstar California / Vail Resorts
 - 1. The Northstar Candlestick Housing Campus has been extremely helpful with the early resort closure and travel limitations due to COVID. The resort is covering rent for employees living at the housing campus during this challenging time.
- iv. Nevada County
 - 1. Approved affordable housing project for seniors on the west side of the County
 - 2. Construction is continuing and the County is moving forward with permit issuance, etc.
- v. Martis Fund
 - 1. Provided \$1M to the Frishman Hollow II project!!
 - 2. Increased funding for the Down Payment Assistance Program (managed by SBC) from \$250k to \$500k
- vi. TRPA
 - 1. Policy updates have been submitted to the housing committee for region-wide changes on ADUs (see Placer County update as well)
 - 2. Amending the South Shore Area Plan to allow for a 77-unit affordable housing project on ski-run
- vii. SBC
 - 1. Participating in a state-level technical assistance program to provide assistance to advance housing projects
 - a. SBC can support public outreach, planning, increase funding access, etc for local housing projects – please reach out to them for support if you are pursuing a housing project

III. Council Updates and Business

- a. MHC 1.0
 - i. This is the final meeting of MHC 1.0!
 - 1. Let's celebrate that we have developed a collaborative approach and that housing solutions are more visible now than ever!! Congratulations!



ii. Final Deliverables

1. Final Dashboard/Placemat to memorialize accomplishments
2. A website that memorializes all our work, is easy to navigate, and will continue to be updated
3. A final partner report
4. Housing Units #s on the Dashboard:
Are we incorrectly reporting numbers by including projects that were in the works before MHC started?
 - a. Council Feedback:
 - i. No. The value is collaboration, the message it sends to the community that we're open and ready – reporting these results is appropriate
 - ii. The numbers are great – all of us should be celebrating these numbers.
 - iii. The most important thing moving forward to continue to keep track of all moving parts and keeping these #s up to date
 - iv. We need to be correct in how we report on projects (For example: Coburn Crossing is 'local' deed restricted)
 - v. We should add definitions to sections (What exactly do 'under construction,' 'approved,' etc mean)
 - vi. We should add all projects to the 'Achievable' rainbow to see where they fall

b. MHC 2.0

- i. The Regional Housing Action Plan (RHAP) will be the first activity of MHC 2.0, and will help determine where we go in years 2 and 3
- ii. Partners for MHC 2.0
 1. Please send ideas for other partners to Stacy
- iii. Work Plan
 1. First action of MHC 2.0 will be to refine outcomes and develop a work plan
 2. RHAP will be bulk of first year's work and will help to make the work we do easier. The RHAP will articulate goals/objectives for housing in our region
 3. Focusing on accelerator funds will help convene funds for regional housing. We currently have different pools of funds throughout the region that can be used for housing – developers have to jump around to try and gather funds for affordable housing. We want these funds in one place, or easily accessible.



4. Housing Hub – could be managed by a partner with housing capacity – dependent on RHAP
5. Jurisdiction work plan (see PowerPoint) – The jurisdictions provided additional detail around 2.0 that fits with their own individual housing work plans and needs
6. Advocacy component for 2.0 – may want to look at an external group (WHATT is a good example) that can be the advocacy arm for the community
7. Budget
 - a. We have \$75,000 remaining to raise
 - b. MHC Partner suggestion: Ask community partners for funds
8. Final partner commitments are due June 1
9. Council Questions
 - a. Why is the HUB not included?
 - i. The HUB concept is for a development implementation agency – a physical space where a developer could walk in and understand the processes related to how to build housing in this region. The HUB is the one action that may be best outside of MHC's structure - a level of independence in its governance that is connected but not lead by MHC
 - ii. We are 'pausing' on the hub for now to focus on RHAP – the RHAP will identify organizations that may be able to manage
 - iii. Could be a Tiger Team that could develop an outline for a HUB (SBC could partner)
 - b. Are there funds/trusts available now that can accept funding for housing projects, etc now?
 - i. This will have to be determined by the RHAP – we are not ready to develop a whole new organization just yet
 - ii. Partners interested in the hub/trust convo
 1. Send interest to Emily/Stacy
 2. Interested orgs: SBC, Martis Fund, CATT, TTWHA, NTPUD, Tahoe Sierra Board of Realtors, TRPA
 - c. MHC Advocacy Tiger Team Update (please see slides)
 - i. Legislature – unclear what bills will have to be called due to COVID
 1. Senate passed SR86 to allow virtual meetings of the sub-committee on COVID-19 response – that may mean that virtual meetings of other committees could start before May 4



- ii. Budget
 - 1. There is uncertainty around the state budget with the extension of the tax deadline
 - 2. 19-20 budget will be base budget, at best
- iii. State's program focus – COVID-19, wildfire, homelessness
- iv. SBC has been tracking wildfire, CEQA, and impact fee bills
 - 1. Focus areas will have to be updated when we figure out what updated state priorities are. Will send updates to Council
- v. Expectations – 'Stimulus 4.0'
 - 1. Working on expansion of low-income housing tax credits so they continue to be an attractive investment mechanism
 - 2. Decrease in sales tax in the region is going to make it difficult for local govt. to focus on housing issues – The coalition SBC is part of is proposing tripling of funding to local govt. (cities below 500,000)
- vi. Recommendations Moving Forward (in the time of COVID)
 - 1. Adjust policy platform
 - 2. Comments from Council
 - a. Regarding the stimulus package: we want to make sure smaller govt. gets a piece of the pie but the concern is that the \$\$ being used for this stimulus is coming out of local govt. coffers on the other side – we need to take a broad view of this so we're not losing funding in other areas by receiving stimulus funds
 - i. SBC is focusing on federal stimulus – used by state to back-stop sales tax that was deferred back to local govt.

IV. Covid-19 Update

- a. TTCF Update
 - i. TTCF Student Scholarship cycle is open!
 - ii. See TTCF website for all the components of COVID support/response: [TTCF.net](https://www.tahoe-tcfc.org) (specifically, see Community Response Framework, Emergency Response Fund, Resilient Business Webinar Series (Recordings), and other listings on home page)
 - iii. TTCF granted \$260,000 to key organizations in the community who are responding to COVID
 - iv. Boys/Girls club moving to virtual club and offering food to community
 - v. TTCF has now raised a total of \$430,000 in the Emergency Response Fund and thinking about round 2 for funding to the community
- b. Partner Updates – COVID
 - i. SBC



1. Working with Nevada County and TTCF to develop a county-wide fund that will leverage community fundraising and respond regionally
 2. There is going to be a need for assistance in getting businesses re-started after all of this – funding from PPP, etc will not be enough for our small businesses to get off the ground – SBC is creating a micro-lending fund for \$5-25k per business to assist in re-opening
- ii. Nevada County
1. County got the idea for a fund from Town of Truckee's allocated \$90k for COVID relief purposes
 2. TTCF is helping create the county-wide fund that since there is not a community foundation in western county
 3. Fund will allow entire community to donate
 4. Will be in the 4/14 Board of Supervisors agenda
- iii. Placer County
1. Holding meetings per week with NLTRA to develop messaging to community (recently announced the Stronger Together campaign).
 2. Working on positive messaging that extends to the Bay Area, asking our second home owners to stay home
 3. Struggling to respond on STR and second-home usage. It is hard to develop a message that is both friendly and welcoming, while asking them to stay at their first homes
 4. STR rental report: 26 total active rentals in Eastern County
 5. NLTRA is leading the effort to collect data/resources on their website – public/mental health, food, local business info, etc.
 6. Jazmin Breaux is working to ensure outreach is getting out to our Spanish-speaking population
 7. Hosting a weekly call with local orgs to have round-table conversations – let Jennifer know if you'd like to participate in the call
- iv. Sierra Community House
1. Providing all services as they have but shifting to focus on food support and violence
 2. With expansion of funds, they are working to scale communications in a way that lets people know what they're doing while also managing expectations – helping with wage interruptions, housing issues, etc related to COVID
 3. If you know someone who is struggling, please refer them!
- v. Town of Truckee
1. The next Council meeting is April 14 at 4:30 and will include both COVID and Housing updates, including:



- a. MHC 2.0 involvement / support
 - b. Update on transient occupancy tax ballot measure
 2. COVID has turned the Town's entire operation on its head. They are focusing on 3 tasks: messaging and communicating, essential services support, and stay-at-home/shelter order
 3. The Council granted \$90k to community organizations, and is working to support further in some manner
- vi. NLTRA
1. On the STR topic, it's not so much about enforcement on supply side, it's more about lack of demand for people to want to come here when there's a shelter in place order, they are not able to ski, etc.
 2. We don't know how COVID is going to impact the real estate market (9-11 and 2008 are the two most similar events we can compare to). We might see STRs shift to long-term and homeowners looking to STR for the first-time – home values may come down and we'll see people holding on to homes and not listing. This could lead to an increase in long-term leasing as well
- vii. Martis Fund
1. Granted \$40,000 to Sierra Community House and Emergency Warming Center to help respond to COVID



MEETING ATTENDEES

Alexis Ollar, Mountain Area Preservation
Alison Schwedner, Community Collaborative of Tahoe Truckee
Brett Williams, North Lake Tahoe Resort Association / North Tahoe Chamber
Brittany Benesi, Sierra Business Council
Chase Janvrin, Tahoe Prosperity Center
Chris Mertens, California Tahoe Conservancy – Community Member
David Tirman, Town of Truckee Council Member
Emily Setzer, Placer County
Emily Vitas, Mountain Housing Council / Truckee Tahoe Workforce Housing Agency
Fred Illfeld, Squaw Valley Public Service District
Hardy Bullock, Truckee Tahoe Airport District / Nevada County – Community Member
Heidi Allstead, Martis Fund
Jazmin Breaux, Nevada/Placer Counties – Community Member
Jeff Loux, Town of Truckee
Jennifer Merchant, Placer County
Jerusha Hall, Northstar California / Vail Resorts
Julia Tohlen, Truckee North Tahoe Transportation Management Association
Karen Fink, Tahoe Regional Planning Agency
Kristi Thompson, Contractors Association of Truckee Tahoe
Lindsay Romack, Placer County
Rick Stephens, Truckee Tahoe Airport District
Sean Barclay, Tahoe City Public Utility District
Seana Doherty, Town of Truckee
Scott Keith, Keith Design Group – Community Member
Stacy Caldwell, Tahoe Truckee Community Foundation
Stefanie Olivieri, Truckee Downtown Merchants Association
Steve Frisch, Sierra Business Council
Sue Daniels, North Tahoe Public Utility District
Supervisor Cindy Gustafson, Placer County
Supervisor Richard Anderson, Nevada County
Teresa Crimmens, Sierra Community House
Tom Murphy, Martis Fund
Yumie Dahn, Town of Truckee