



**Mountain Housing Council Meeting #2
October 16, 2020: 8:00 – 11:00am
Summary Notes**

Meeting Purpose

- Reviewing MHC 2.0 Priorities and Metrics
- Tiger Team and Working Group Updates
- Launch Supportive Housing & Homelessness Working Group

Agenda

I. Welcome and Agreements

II. Stories from Community: Tangible Impact of Housing

- A. Cathie Foley, Executive Director of the Emergency Warming Center(EWC)/Navigation Center, shared that the “Warming Center is a life saver” and highlighted how important integrated services and shelter are in transforming people's lives. This past winter, two women were sheltered in a small home next to Church of the Mountains. With support and services from EWC, one woman found permanent housing elsewhere. And the other woman remains in the small home and has been employed by EWC. She is in her sixties and had previously lived and worked out of her truck, staying at the shelter on and off for years.
- B. Dave Wilderotter, Owner at Tahoe Dave’s for over 40 years, currently operates six stores in the Tahoe Truckee region, employing 25 year-round, 30-50 seasonal, and 25 part-time employees. As winter approaches, affordable housing is now one of his biggest concerns, not snow unpredictability. He has chosen to invest in employees by helping them with rental down payments, house matching, and a down-payment assistance program. He even purchased a mobile home park a few years back and is turning it into a tiny house village for his employees.

III. Partner Updates:

- A. Placer County
1. The Board of Supervisors will convene in Tahoe on October 27th at the Events Center in Kings Beach. Agenda to be posted October 23rd. Housing and Transportation as well as the resort triangle transportation plan will be on the agenda.
 - a) Consent Item: On October 6th, the Board heard about the Affordable Housing Employee Accommodation ordinance.

- (1) This sets equitable and fair parameters for new developments.
 - (2) All new development will either have an obligation or pay a fee. In the Tahoe area, the fee will be levied at \$2 a square foot for all non-residential development. For residential development, there will be a 10% inclusionary fee. Smaller projects will be exempt (7 or less). Mid-size projects (8-100) will be assessed the \$2 a square foot fee. Larger projects (100+ units) will pay the 10% inclusionary fee. Some exceptions for infill and transient origin design.
 - b) Workforce Housing Preservation Program will be presented to the Board for the second time (first time in July). This is a program modeled after the Vail InDeed program. It is an incentive program that utilizes a deed mechanism to local workforce only. Board approval will bring it back in 3 months for formal adoption and then implementation in early 2021.
2. Meadow View Place is in construction.
 - a) 55 affordable units + Manager Apartment
 - b) Anticipated to be done by October 2021
 3. Talking to builders at Hopkins Village. Hope to be in construction soon.
 4. Working with TRPA on Tahoe Basin Area Plan Amendments. Amendment hearings start in November.
 - a) County-wide ADU stats: Typically 15-16 permits per a year. This year, currently 87 permits are in house and 37 have been issued.
 - b) Tahoe Basin Stats: Typically, 1 a year. Currently 9 permits.
 - c) Megan Schwartz is ADU point of contact.
- B. Tahoe Regional Planning Agency
1. The Community Revitalization Working Group started with representatives from MHC's partners, Tahoe Truckee Community Foundation, Tahoe Prosperity Center, and Placer County. Working with local governments and affordable housing developers to develop 6-8 priority items.
 2. In South Lake, one of the 5 demonstration projects on state land is proposing Factory OS units like the Truckee Artist's Lofts (246 units).
- C. Olympic Valley Public Service District
1. Alterra recently asked OVPSD to start renegotiating on a development agreement for the Village at Squaw Valley Specific Plan.
 2. Alterra is legally in the appeal process and anticipates resolution- end of litigation with Sierra Watch.
 3. The entitlement includes 1492 units (approximately 750 condominiums), including 100 units of affordable housing for employees.
- D. Martis Fund
1. Since April, the Board approved a 100K grant to Meadowview Place.

2. Continue to support Sierra Community House with rental assistance and the Emergency Warming Center with housing.
 3. In the strategic planning process for workforce housing.
 4. To date, the Down-Payment Assistance program has assisted 46 households.
- E. Sierra Community House
1. Housing Assistance since March 16th:
 - a) \$314,287 in rental assistance to 116 households.
 - b) \$105K in public utility assistance through Truckee Donner PUD to 204 households
 - c) \$25K In public utility assistance though Southwest Gas to 69 households.
- F. Tahoe Truckee Community Foundation
1. Partner with Placer Community Foundation, Sierra Business Council, and Placer County to grant Placer Shares Funds to Eastern Placer County nonprofits.
 2. Economic security and a strong nonprofit safety net are vital to housing.
 - a) When people are underemployed or unemployed, the social sector fills the gap. When the safety net can't respond, then people end up in the system. The crisis is harder to unwind and more expensive.
 - b) Every family/person lost through eviction is a loss to the housing stock
- G. Town of Truckee:
1. Hired a new town manager, Jennifer Callaway, who will begin her role at the end of the month.
 2. Recently passed regulation regarding STRs. Regulation is focused on nuisance issues. Will explore restrictions on the number of STRS at a later date.
 3. Launched Long-Term Rental Grant Program in partnership with Landing on 10/14.
 - a) Qualified homeowners will receive a 3K grant and a matching fee (50% first month rent) in exchange for the homeowner to rent to locals employed within the TTUSD boundary and who make no more than 120% Area Median Income.
 - b) Goal is to unlock 25 long Term Rentals.
 - c) Rolling enrollment.
 4. ADU program continues to move forward. Will go to the planning commission the week of 10/19-10/23.
 - a) Nevada County is issuing a request for proposal for five ADU-design templates that would be used by people to create pre-approved ADUs. Rolling out in the next month.
 5. A State Initiative has identified the old California Highway Patrol site as surplus land for housing.

- a) Seana has been working with Nevada County and the Homeless Coalition to ensure that the State RFP for developers reflects local needs.
 - b) RFP released 10/19. Due in Dec. Decision in early Jan. They will have 2 years to develop low-income housing on site.
 - c) Working with the Housing Authority towards a goal to have 5-8 units designated for supportive housing or for housing vulnerable populations.
- 6. Measure K is on the November 3rd ballot and will be a local source of renewable, stable funding. If passed, Measure K would increase TOT by 2% to create a new set of funds to serve achievable, middle-income housing.
- 7. Exploring deed restriction as the next potential housing program in partnership with Martis Fund and Placer County.
- 8. Housing projects currently under construction are Frishman Hollow II (68 units), Coldstream Commons (48 units), and the Truckee Artists Lofts (77 units).
 - a) Anticipating opening in 2021.
 - b) Coldstream Commons and the Truckee Artists Lofts are a result of inclusionary housing policy.
- H. Contractor's Association of Tahoe Truckee
 - 1. Since 2014, have advocated for a sustainable funding source for the town of Truckee. Endorse Measure K.
- I. Sierra Business Council
 - 1. Cares Act Funding distributed through Nevada County Relief Fund and Placer Shares has amounted to \$14M in support of small businesses.
 - 2. Continue partnership with Martis Fund for the Down-Payment Assistance Program.
 - a) Two properties in escrow right now.
 - b) Funding continues to be available.
 - 3. Expanded the Resilience Fund in partnership with Tahoe Prosperity Center. To date, there have been 30 loans.
 - 4. Through partnership with the Government's office, SBC has funding to provide technical assistance to housing developers and to employers who wish to integrate housing policies into employment policies.
 - 5. Statewide assessment of housing needs conducted by Wells Fargo will likely lead to an investment in 2021 by Wells Fargo to finance affordable housing.
- J. Visit Truckee Tahoe
 - 1. New organization overseeing tourism as of October 1, 2020
 - 2. Interested to get more involved with housing for the long run as part of destination and stewardship vision for the Town.
- K. North Tahoe Public Utility District

1. Put together A fee relief program for local businesses and homeowners in crisis. Received well. Have not used up all the funds.
 2. Putting together a workshop to update water lines. Push ahead development with old fire lines. We need fire suppression and more fire lines so that builders can come in and rebuild old homes in the area.
- L. Truckee Tahoe Workforce Housing Agency
1. In their seventh month of operations.
 2. In July, started a program with Landing to match jurisdictional employees with long-term rentals. There have been 1-2 matches per month.
 3. In July, saw a decline in houses available for rent. However, a recent article in the SF Gate has helped unlock more.
 4. Finished Employee Housing Needs Survey: Results will help to determine what future programs to offer.
- IV. Metrics, Priorities & Implementation Recap & Emerging Themes
- A. Consensus of what we are focused on this year.
1. MHC doesn't build housing. Instead stewards the community and monitors all housing in the region.
 2. The Council has asked for greater and more detailed data collection.
- B. Shifted from many goals to one overarching outcome: Keep our local workforce in the region.
1. Track with key indicators:
 - a) Workforce characteristics
 - b) Units of housing
 - c) Financial capital
 - d) Community engagement
- C. Data mapping: Additional data feasibility
1. Workforce Characteristics Collected through 2016 Needs Assessment. Required an Employer/Employee survey. Could collect annually. Replicate from housing study and layer additional data. Challenge is to measure the metrics, average length of homeownership and average length of rental.
 2. Unit Watch:
 - a) Expand metrics to include housing use, housing type, and AMI levels
 - b) New data categories: rental assistance, supportive housing and unstuck.
 - c) Challenges: Retain and unlocked units
 3. Financial Capital:
 - a) Challenge to track requested metric: Dollars that stay in the community.
 - b) Community Engagement: Metrics have not changed.
 - c) Digital Mapping- Snapshot and Progress. Designing an online form that captures data online from users (jurisdictions, agencies, partners) and displays it into a new digital dashboard.

- D. Implementation: Standing Working Groups and Tiger Teams
 - 1. Standing Working Groups: Statewide Policy Group, Housing Funders Network, Community Engagement Group, and Supportive Housing and Homelessness Group
 - 2. Tiger Teams: Regional Action Plan- Advisory Council, Deed Restriction Program, and HUB RFP for Operational Plan and Fundraising Feasibility
- V. Council Updates and Business
 - A. Update on Project Coordination
 - 1. TTCF is seeking a Program Manager for MHC- looking for facilitation as a key strength.
 - 2. MHC has been acknowledged for having an innovative approach to rural housing on a national level.
 - a) Garnered national attention through the Aspen Institute.
 - b) Program design shared with Bozeman, MT and other community foundations.
 - c) Reminder: Use MHC website Partner Highlight portal to provide updates.
 - d) MHC agreement: Expect at least one representative from each partner institution at MHC meetings.
 - B. Tiger Team Update: Regional Housing Action Plan (RHAP)
 - 1. RFP released at the end of August.
 - a) Process: Reviewed other community's Action Plans and RFPs.
 - b) Identified important components and developed scope for a RHAP.
 - 2. Received three viable proposals.
 - 3. Narrowed it down to two strong final consultants.
 - a) Consultant 1: New entity with local partners, fresh perspectives, but may take more time to onboard in the beginning.
 - b) Consultant 2: Known partner with a proven track record, regional experience, and knowledge of our region, but may require greater MHC capacity for graphic representation and community engagement.
 - 4. Partners are asked to participate on the RHAP advisory committee to work closely with the Consultant to draft the Regional Housing Action Plan.
 - 5. Partners will also need to be available for stakeholder input.
 - C. Working Group: Housing Funders Network Update
 - 1. Purpose of the group is to convene local funders and resource partners that play a role in financially supporting local achievable housing projects, align resources and processes, and attract additional capital to the region.
 - 2. Goal: Streamline the process so that there is the opportunity for a developer to pitch a project to all funders at once.
 - 3. Next Steps: Consolidate what we know about funding resources in our region. Explore a template for developers.

D. Working Group: State Advocacy Update

1. New legislative session starts in January.
2. The team will meet monthly or every other month.
3. Advocacy Timeline:
 - a) November: Develop a policy platform and identify key legislation to advance.
 - b) December: Kick of legislative meetings.
 - c) January: Policy Platform Finalized. Anticipating a focused look at the eviction moratorium that is set to expire February 1.
 - d) February/March: Virtual advocacy event/week. Could potentially host legislative meetings with the whole Council.
4. Working Group Goal: Improve policy to encourage building housing in our region and improve financial resources for achieving housing objectives in our region.
5. There is a strong push to make housing a top priority for this legislative session including a number of pieces of legislation that failed in the last session that are being proposed for reintroduction. This includes SB50-automatic zoning allowances for housing in transit corridors and AB 3107, SB 1120, SB 1085, SB1703, AB2895, AB2272.
6. Recruitment. Think about others inside your organization for this group. Who could you assign to join this group? Cohort to represent us at the State level.

E. Homeless Coalition Update

1. Background
 - a) Convening partners for over 15 years to address homelessness.
 - b) Challenges to address homelessness in our region.
 - (1) Individuals experiencing homelessness have typically been an unseen part of our community.
 - (2) Fragmented system of services.
 - c) Opportunities
 - (1) We know we need to build capacity and sustainability for strategies.
 - (2) Ending homelessness priority for both counties. Traction for supportive housing- priority of work.
 - d) Data
 - (1) 16% increase of individuals experiencing homelessness in California last year. It is the highest number in the country and higher than other states combined.
 - (2) 45 individuals in the North Tahoe-Truckee region.
 - e) With the eviction moratorium about to expire, we are at a critical point in services to prevent and end homelessness.
2. Specific Strategies include utilizing best practices, programs (EWC, supportive housing, and HMIS), and a homeless outreach coordinator to

link individuals to services, behavioral health, housing options, EWC, and increasing income.

a) EWC- Moving into sixth season. Seeing a trend of more individuals who are chronically homeless seeking shelter and services.

(1) In response to COVID, EWC opened day respite center.

(2) Signed contract with Truckee Donner Park and Recreation Department to continue services at Vet's Hall 3 days a week.

(3) Working with Nevada County to place six most medically fragile individuals in hotel rooms.

3. Alignment between the Homeless Coalition and the MHC

a) Embed homelessness efforts into the broader housing solution under MHC. It has felt separate before now.

b) Lean on MHC structural supports and innovation.

c) MHC participation in monthly meetings and leverage community engagement to reach a broader audience.

4. Impending evictions: risk of greater and unexpected homelessness

a) Challenge to collect data and comprehend the full scope of the problem because there isn't a clear data source.

b) Possible indicators: rental assistance data, mediation and legal services data from Sierra Community House, rental deferral rates from Town of Truckee affordable housing projects, and Continuum of Care (COC) program data.

F. Deed Restriction Tiger Team Formation

1. Goal: Create one regional program.

2. Key next steps: Partner on regional level, accelerate learning curve, community outreach, and funding.

3. Looking for realtors to join the working group.

VI. Public Comment:

A. Tahoe Home Connection based in South Lake Tahoe shares concern that the eviction moratorium expiration will have ripple effects on the workforce, housing and our community's security nets.

Meeting Attendees

Alexis Ollar, Mountain Area Preservation

Alison Lehman, Nevada County

Alison Schwedner, Community Collaborative of Tahoe Truckee

Alyssa Bettinger, Tahoe Regional Planning Agency

Anne-Flore Dwyer, Donner Summit Association

Brittany Benesi, Sierra Business Council

Cathie Foley, Emergency Warming Center- Community Member

Chase Janvrin, Tahoe Prosperity Center

Chris Fajkos. Truckee Chamber of Commerce

Colleen Dalton, Visit Truckee-Tahoe- Community Member
Dave Tierman, Town of Truckee
Dave Wilderotter, Tahoe Dave's- Community member
Emily Setzer, Placer County
Emily Vitas, Truckee Tahoe Workforce Housing Agency
Erin Casey, Placer County
Fred Ilfeld, Olympic Valley Public Service District
Heather Rankow, Developer's Connection- Community Member
Heidi Volhardt Allstead, Martis Fund
Jazmin Breaux, Placer and Nevada County- Community Member
Jeff Hentz, North Lake Tahoe Resort Association
Jerusha Hall, Northstar California/ Vail Resorts
Jill Teakell, Community Member
John Falk, Tahoe Sierra Board of Realtors
John Hester, Tahoe Regional Planning Agency
John Manocchio, Truckee Chamber of Commerce
Karen Willcuts, Tahoe Truckee Leadership- Community Member
Kim Szczurek, Town of Truckee
Marcy Olsen, Community Member
Mike Sahlman, Community Member
Monica Pette, Sugar Bowl
Pat Davison, Contractors Association of Truckee Tahoe
Richard Anderson, Nevada County
Scott Keith, Scott Keith Design Group- Community Member
Seana Doherty, Town of Truckee
Shawna Purvines, Placer County
Stacy Caldwell, Tahoe Truckee Community Foundation
Steve Frisch, Sierra Business Council"
Susan Daniels, North Tahoe Public Utility District
Teresa Crimmens, Sierra Community House
Tom Murphy, Martis Fund
Walter Auerbach, Auerbach Engineering Corporation- Community Member
Yumie Dahn, Town of Truckee