



Mountain Housing Council Quarterly Meeting Summary April 23, 2021, 8:00 - 11:00 AM

Meeting Purpose

Working Group and Partner Updates

I. Welcome

- A. New Project Director Tara Zuardo joins the MHC. She has worked in environmental and animal/wildlife protection nonprofits throughout the Bay Area, Truckee, and Washington DC for 17 years. During this time, she also assisted clients with a variety of housing-related legal issues.
- B. New partner Visit Truckee-Tahoe.

II. Community Impact Storytelling

- A. Blake Tresan, General Manager of Truckee Sanitary District (TSD), explained the process that the TSD has undergone to allocate a revised connection fee. The fee, a one-time charge, will pay for growth in the system which is estimated to be \$20M in future infrastructure costs. When deciding on how to allocate the fee, the Board was given three options: a flat, tiered, or scalable rate. Many Board Members wanted to continue with a flat rate which is common practice in the State. However, in response to comments from MHC, individuals who commented in conjunction with MHC's comments, and CATT, the Board compromised and agreed to move forward with a 80% base rate plus 20% variable rate. This rate will be formally adopted later this summer or in the fall.
- B. Greg Ehlers, Chief Operating Officer of Boxabl, shared with us how his company deploys assembly-line factory production efficiencies to housing, cutting costs and construction build time considerably. The startup is building a factory in Las Vegas that could produce a ready-to-be-shipped Accessory Dwelling Unit (ADU) every two hours. The ADU in a box, a 'Casita', contains a full-size kitchen, a bathroom, and communal space that can be easily assembled and connected to services in a day. The units can be customized and connected, stacked, permanent, or mobile.

III. MHC Updates

- A. Statewide Policy Working Group Update given by Steve Frisch and Brittany Benesi of Sierra Business Council.
 - 1. 2021-2022 Policy Platform Overview
 - a) The Policy Platform was collaboratively developed by the Working Group over several meetings. It provides the guiding principles for the MHC to weigh in on legislative action every year.
 - b) Objectives include: building North Tahoe's identity & influence at the State, a solution to the eviction crisis, increased funding for housing, and removing policy barriers.

- c) The advocacy process
 - (1) The Working Group reviews and identifies legislation for MHC comment.
 - (2) Comment letters are drafted and distributed to the MHC partners.
 - (3) All MHC partners are given the option to opt out of endorsement as necessary.
- 2. MHC Legislation Action
 - a) SBC is tracking and updating priority bills weekly. Check the [Bill Tracking Spreadsheet](#) against your own entity lobbying priorities.
 - b) Bills currently tracked:
 - (1) A major area of discussion in the legislation is limiting development in Wildland-Urban Interface (WUI) areas.
 - (a) The MHC Working Group supports a reasonable balance of feasible strategies to reduce wildfire risk and allow for opportunities to increase housing.
 - (b) Current proposed legislation:
 - (i) [SB 55](#) (Stern) is postponed until next year. The bill would have prohibited new residential development in WUI.
 - (ii) [SB 12](#) (McGuire) is a preferable alternative to SB 55 and includes jurisdictional Safety Element updates.
 - (iii) [AB 1295](#) (Muratsuchi) hasn't been scheduled for hearing yet. It places limits on local government residential agreements.
 - (2) California Environmental Quality Act (CEQA) streamlining
 - (a) Tracking the extension of the Jobs and Economic Improvement Leadership Act of 2021 ([SB 7](#) (Atkins)). It would allow the Governor to certify a housing project ahead of its CEQA permitting for another 5 years.
 - (3) Increasing density.
 - (a) [AB 571](#) (Mayes) would eliminate impact fees for affordable housing that receive density bonus opportunities.
 - (b) [SB 10](#) (Weiner) would increase density zoning and infill opportunities in transit and job rich areas of a community. It also includes fire mitigation language.
 - (4) Affordable Housing Bond. [AB 15](#) (Atkins) would place a \$6.5B bond for affordable housing for low-income and homeless families on the Nov 2022 ballot.
 - (5) Encourage the extension of the State Eviction Moratorium.
 - c) Because of the disruption of Governor Newsom's recall and COVID, as well as the limit on the number of bills that can be

heard by the legislature, we won't see much traction on housing bills from now to Nov. Current efforts will put us in a strong position for post recall.

- B. Housing Funders Network & Dealmakers Update given by Heidi Volkhardt Allstead of the Martis Fund.
 - 1. Created the [Developer Funding Request Form](#) to review projects and to create one source of entry for developers in the region. It allows the Funders Network to collaborate on regional funding, leverage new dollars, and obtain data on regional housing projects.
 - 2. Hosted a Dealmakers Meeting with developers, investors, and contractors. Some of the key takeaways from the meeting were that developers need certainty in terms of timeline and expectations and as a region we need many tools. Fees still remain a barrier.
- C. Supportive Housing & Homelessness Working Group Update given by Alison Schwedner of the Community Collaborative of Tahoe Truckee.
 - 1. The Homeless Coalition has been transitioning to the MHC. Beginning this month, the group has been officially adopted as a MHC Working Group.
 - 2. The Working Group is focused on housing solutions for individuals who are experiencing homelessness, preventing homelessness, and affordable housing options.
 - 3. The Working Group will meet monthly, track data more intentionally, and report out the MHC partners at quarterly meetings.

IV. **Regional Housing Implementation Plan (RHIP) Update** given by Ashleigh Kanat and Jake Cranor of Economic Planning Systems, Inc (EPS).

- A. The objective of the Regional Housing Implementation Plan is to illuminate and demonstrate a process that results in achievable, community housing. The process, Achievable Housing for All (AHA) could become a roadmap for MHC's Housing Hub.
 - 1. Inherent in the AHA process is building readiness. Three aspects need to be aligned for the process to become successful:
 - I. A *developer entity* focused on vision,
 - II. A *regulatory body* setting what is allowable,
 - III. and active support from the *community*.
 - 2. The AHA process isn't a collection of housing actions found within existing jurisdictional Housing Elements. Instead, it is a replicable model to connect all systems/stakeholders across a region.
- B. Opportunity Site Selection- 3 sites
 - 1. There are 3 "ready" sites under review (one each from Placer County, Nevada County, and the Town of Truckee) to be selected based on criteria of jurisdictional readiness, developer interest, infrastructure availability, and environmental considerations.
 - 2. The three sites will allow us to beta test the AHA process. Selection does not guarantee housing nor a guarantee for funding.

- C. The Community Workforce Housing Survey launched April 15th and will close May 7th. Results will be available to MHC partners June 1st.
1. The survey will update the workforce demand section of the 2016 Housing Needs Survey. The goal is to have 2,000 total responses.
 2. We are relying on MHC and key community partners for outreach. Outreach materials are available [here](#).
- D. **Housing Needs Analysis data is preliminary and incomplete until survey data is inputed.**
1. Data cohorts consist of: resident workers in Truckee who are inadequately housed including seniors and veterans, in-commuters who would prefer to live in Truckee, seasonal workers, and homeless.
 2. Preliminary unmet need estimates: workforce in the region
 - a) Total units needed is 4,693 which is about a 10% increase from 2016. This increase isn't necessarily due to a population increase but is due to the proportion of households underhoused, overburdened, and/or overcrowded. The vast majority of need falls between 60% and 160% AMI and is for 1-2 bedroom units.
 - b) Projected 2025 total need is 4,896 units and is computed by taking currently available data and applying the California Employment Development Department projection for the area, which is a 4.3 percent increase in the total number of jobs.
 - c) For our veteran workforce, the estimated need is 417 household units
 - d) For our senior workforce, the estimated need is 989 household units.
 3. In-Commuter need will be based on forthcoming survey results. Total in-commuter households are estimated to be 6,928 (based on 1.3 workers per household).
- E. Q & A
1. Comment: Quality employee attraction and retention is becoming difficult-to-impossible due to the inability of housing.
 2. Question: What types of housing are we looking at through the opportunity sites? Answer: A broad range, from employee dormitory-style housing, to multi-family achievable housing (120-180% AMI).
 3. Question: How much will the data be disaggregated between jurisdictions? Answer: Most of the data will be disaggregated between jurisdictions and survey data by neighborhood.
 4. Question: Have the 3 sites been chosen? EPS has selected the 3 sites but isn't ready to make public yet.
 5. Comment: SCH on a daily basis is helping tenants negotiate appropriate and lawful notice and relocation compensation. A lot of landlords, even those working with an attorney, are not accustomed to the Tenant Protection Act.
 6. Question: SCH is working with Legal Services of Northern California around a mobile home park in Kings Beach that is being converted. What

does retention of housing look like? Answer: Policy Working Group recognizes this as a major issue.

7. Comment: There were repercussions for not adding supply to the market for three years and suddenly that does catch up.
8. Question: How can we bring stuck units that are currently entitled to fruition? It seems like we're losing time and don't need survey data results to make this a priority? Answer: The AHA process could be applied to create momentum. Additionally, the Housing Funders Network will categorize the "stuck" projects based on data collected and bring back to the MHC.
9. Question: When will the RHIP stakeholder group convene? The first meeting will be scheduled after the survey is complete. An invite will go out soon.

V. Adoption of MHC's Definition of Achievable Local Housing

- A. In its first policy paper, MHC defined the range of unmet housing needs in the area to include no-to-low-income to upper-level incomes up to 195% AMI in its Achievable Local Housing (ALH) definition. Is this definition still applicable in our current housing environment and how do we ensure that all regional partners use the framework in policies and programs?

MHC Discussion.

1. The ALH policy recommendation was an investment in time, resources, branding, and community awareness. Renaming and rebranding would be another investment in all these things.
2. There is a need to look at the language we want in the protections of housing developments. Some programs need flexibility. We need to consider non-workforce population groups like seniors, retirees, veterans, individuals who are disabled, etc.
3. TCPUD advocates to not change it and use this group's resources to rebrand it. As an employer and an agency, there is a need to look at both income-limits and local workforce verification. Incentives could be offered by the jurisdictions.
4. Placer County uses both local workforce verification and income limits as criteria for programs. Recently, local worker verification seems more critical. Placer county has expressed interest to put an income cap on certain things; i.e. Hopkins Village at 180% AMI. The Workforce Housing Preservation Program includes requirements for TRPA's definition of ALH.
5. TRPA adopted the MHC's definition of ALH. However, they define the upper limit of the achievable bridge to be the percent of area median income (AMI) needed to afford the area's median home price. Today's analysis shows that in certain areas of the basin, households need to earn 400% AMI to afford the median home price. Because of this, they are relooking at their methodology to ensure consistency across counties in the basin and to put a finer point on the groups that they could subsidize. TRPA isn't moving forward with a formal recommendation but

is moving towards a location-based deed restriction that combines both the workforce verification and income-limit criteria.

6. Truckee is not currently using ALH.
7. Even though not all jurisdictions formally adopted ALH. Many agencies and partners are using the ALH framework. Jurisdictions need flexibility in defining criteria for programs and policies.
8. **Action Item:**
There was general consensus that the definition needs to be refined. The MHC staff will draft language and vet with the MHC partners who weighed in on this discussion before bringing the definition back to the entire MHC at a future meeting.

VI. Partner Updates

A. Truckee Tahoe Workforce Housing Agency

1. Truckee Tahoe Workforce Housing Agency (TTWHA) is celebrating one year in operation.
2. TTWHA has helped 80 employees in their housing journeys. Through housing-related activities, 10 employees and their families have been housed and 5 more employee families will hopefully be purchasing homes at Hopkins Village.
3. This week the Board asked to elevate the discussion around temporary housing solutions for employees on member-agency-owned land. TTWHA is also finishing up a land mapping exercise to figure out which member-owned land parcels could potentially be developed for permanent housing.
4. Currently inquiring about master leasing large blocks of units with developers for expected summer or fall launch of a master leasing program.
5. Anticipating Truckee and Placer County as new member agencies.

B. Tahoe Prosperity Center

1. The Tahoe Prosperity Center completed a needs assessment and action plan on the South Shore. It has also started a new project in Incline Village and Crystal Bay. With MHC, all regions in the Lake Tahoe Basin will have recent housing data updates, action plans, or strategy directives.

C. Placer County

1. Units are being sold for \$550K with a 180% household AMI cap and a local workers deed restriction in Hopkins Village, a 40 unit for sale housing project in Martis Valley. There are currently 24 qualified buyers. Placer County is receiving one application per week.
2. Occupancy of Meadowview Place, a 56-affordable unit housing project, is expected this fall or winter.
3. Beginning the process to hire a consultant to perform the Environment Impact Review at Dollar Creek Crossing.
4. The Workforce Housing Preservation Program has about \$500K in funding through the General Fund and Transient Occupancy Tax to

hopefully launch this summer. There is an interest list on Placer County's website.

5. The Board is expected to consider a package of county-wide housing amendments for approval in July. Amendments include things like cluster housing, tiny houses, and tiny house communities. The amendments will not apply to the Lake Tahoe Basin.
6. On May 11th, the Board is considering approval of the Placer County Housing Element Update.
7. Accessory Dwelling Unit (ADU) update: There has been 1 permit application and 3 ADU appointments for East Placer County sites. Pre-approved ADU construction plans were released to the public and posted to Placer County's website on 4/19. Since then, 48 people have downloaded plans and one application has been received.

D. Sierra Community House

1. Sierra Community House continues to be focused on retaining housing for community members.
 - a) In partnership with TDPUD and Southwest Gas, they have delivered \$165K in utility credits to 400 families.
 - b) Since March 2020, SCH has provided \$515K in rental assistance.
 - c) And in March, they began to help community members apply for the residential rental assistance programs in Placer County (RentHelpPlacer.com) and Nevada County (HousingisKey.com). This includes relief directed to landlords for arrears. So far, all those helped have qualified for the programs. SCH does have funding to help community members don't meet the County program criteria.
2. SCH has hired a new outreach homeless coordinator.

E. Tahoe City Public Utility District

1. The Board of Directors reaffirmed their commitment to the work of the Mountain Housing Council by approving continued financial and staff support and participation.

F. Tahoe Sierra Board Of Realtors

1. For over 72 months, TSBOR has been focused on the lack of availability and affordability to obtain or retain structural fire insurance. Working with 2 State Insurance Commissioners to ensure leverage is in place to keep the process active.
2. Over the next 2 weeks, TSBOR is meeting with the California Association of Realtors (CAR), their state level partner, to discuss the upcoming legislative policies and proposals. Would like to invite a representative from MHC to present to the CAR leadership team in July.

G. Tahoe Regional Planning Agency

1. At its last meeting, The Housing Working Group recommended:
 - a) Moving forward to the TRPA Governing Board a couple of near-term proposals to make workforce housing types easier in the Basin.

- b) Taking a more in depth look at allowing ADUs on parcels of less than one acre in the Lake Tahoe Basin. And allowing non-conforming tourist densities to be converted to residential units.
- 2. In late summer/fall, the TRPA staff will focus on tying incentives (fees, densities, etc) more to size than just a flat fee to everything.
- 3. Since TRPA passed its recent amendments in February, TRPA has received 6 applications for ADUs in the Basin.
- 4. This month, the Governing Board is reviewing for approval the Area Transportation Plan, considering modification to their vehicle miles traveled threshold and air quality mitigation fees.

H. Truckee

- 1. Expanding capacity for housing in the budget for 2021. For the next 5 years, expect \$700K a year through a combination of Measure K funds, grants, in-lieu fees and general fund money.
- 2. Adding additional staff
 - a) Jaime LaChance, a current planner, will work part-time in the ADU program
 - b) Hiring for a new planner. Half of the position will be dedicated to housing.
 - c) Adding a Civic Sparks Fellow in September to work in the Housing Department.
- 3. Employee survey completed with an 80% response rate. Results will be presented to the Town Council in June and highlight the importance of housing security in retention of employees.
- 4. The Town of Truckee continues to work proactively on housing. On March 23, Town Council approved a two year Work Plan where housing was listed as one of the top five priorities in the Plan.
- 5. General Plan Advisory Committee expects to host a community workshop in late June/early July to get feedback on land use alternatives for housing.
- 6. Innovate Gateway Planning Process anticipates its 3rd workshop in mid-June. Previous workshops show a community interest in mixed use opportunities and workforce housing.
- 7. In late May, taking the SB 2 planning grant process to the Town Council for guidance. This is a potential rezoning process for additional housing.
- 8. Moving forward with a Leap Grant from HCD to look at developing objective design standards for multi-family housing. This could give clearer expectations to developers and meet community goals for aesthetics and more housing within our region.
- 9. There is a shift happening in the community's understanding of deed restriction. A deed-restricted unit recently was sold and is under contract with a Tahoe Truckee Airport employee. There were 30 applicants who met the buying criteria. In the past, this was challenging for realtors.

10. ADU Program Updates: 9 permits in-progress. Launching grant and loan program for ADUs in April for both new and existing/unpermitted units. A new [Vendor Directory](#) and a ADU team bolster the program. Seeing more interest from existing unpermitted, noncompliant units as a result of being turned down for short term rental permits. 3 of these units have entered the long-term rental program.
 11. Long-Term Rental Grant Program: 11 Homes Unlocked for Long-Term Rentals via the Town of Truckee Long-Term Rental Grant Program in partnership with Landing Locals. 16 local employees served in 11 homes. Goal is 25 for the year. Potentially going to Town Council in a month to expand the program to households earning up to 150% AMI.
 12. A housing project at the state-owned, old CHP site at the corner of Hwy 89 and Donner Pass Road is currently in the planning stage. The project, Pacific Crest Commons, is being developed by the Pacific Group who developed Hennes Flat and Frishman Hollow.
 13. Planning a festival to announce the expected opening of affordable housing projects this fall (180 units in Truckee and 56 units in Placer). Public transportation will take visitors to the different sites, ending in downtown Truckee with food trucks and a party to celebrate housing. Expected date is Mid-October.
 14. Gave a \$37K grant in partnership with Sierra Community House to expand beyond the state emergency rental assistance program to serve those with needs above the 80% AMI level.
- I. Truckee North Tahoe Transportation Management Agency
 1. Putting MHC survey information on Tart buses.
 2. Exciting transportation programs piloting this summer. Making it easier for people to leave their cars.
 - J. North Lake Tahoe Resort Association
 1. The Tourism Business Improvement District officially passed, freeing up TOT dollars for programs including housing and transportation. Assessments will start being collected in July.
- VII. In Closing, the MHC and it's partner agencies have to do more outreach to the community and share the good work by our partners to accelerate solutions to achievable local housing.

Meeting Attendees

Aimee Fuszard, Community Member
 Alison Schwedner, Community Collaborative of Tahoe Truckee
 Alyssa Bettinger, Tahoe Regional Planning Agency
 Amanda Oberacker, Truckee Donner Recreation and Park District
 Annie Ballard, CommunityMember
 Ashleigh Kanat, Economic Planning Systems, Inc.
 Bill Austin, Tahoe Truckee Community Foundation

Blake Tresan, Truckee Sanitary District
Brett Williams, North Lake Tahoe Resort Association/North Tahoe Chamber
Brittany Benesi, Sierra Business Council
Cassie Hebel, Truckee Downtown Merchants Association
Cathie Foley, North Tahoe-Truckee Homeless Services- Community Member
Chase Janvrin, Tahoe Prosperity Center
Chris Dart, Danco Communities, Community Member
Christine Maley-Grubl, Truckee North Tahoe Transportation Management Association
Supervisor Cindy Gustafson, Placer County
David Tirman, JMA Ventures- Community Member
Emily Setzer, Placer County
Emily Vitas, Truckee Tahoe Workforce Housing Agency
Fred Ilfeld, Olympic Valley Public Service District
Greg Ehlers, Boxabl- Community Member
Hannah Sullivan, Tahoe Truckee Community Foundation
Supervisor Hardy Bullock, Nevada County
Heidi Volkhardt Allstead, Martis Fund
Jake Cranor, Economic Planning Systems, Inc.
Jennifer Callaway, Town of Truckee
Jerusha Hall, Northstar California/Vail Resorts
John Falk, Tahoe Sierra Board of Realtors
John Hester, Tahoe Regional Planning Agency
John Radebold, North Tahoe Business Association - Community Member
Karen Fink, Tahoe Regional Planning Agency
Kristi Thompson, Contractors Association of Truckee Tahoe
Lauren Tapia, Community Member
Council Member Lindsay Romack, Town of Truckee
Mark DiGiacomo, Community Member
Monica Pette, Sugar Bowl
Nancy Costello, Community Member
Natalie Yanish, Community Member
Patricia Baird, Visit Truckee-Tahoe
Peter Fenolio, Contractors Association of Truckee Tahoe
Philippa Nigg, Community Member
Rick Stephens, Truckee Tahoe Airport District
Sara Monson, Truckee North Tahoe Transportation Management Association
Sarah Horton, Community Member
Scott Keith, Scott Keith Design Group- Community Member
Sean Barclay, Tahoe City Public Utility District
Seana Doherty, Town of Truckee
Shawna Purvines, Placer County
Stacy Caldwell, Tahoe Truckee Community Foundation
Steven Frisch, Sierra Business Council
Sue Daniels, North Tahoe Public Utility District
Teresa Crimmens, Sierra Business Council

Thomas Murphy, Martis Fund
Wendy Sullivan, Wendy Sullivan Consulting- Community Member
Yumie Dahn, Town of Truckee