

A scenic photograph of Lake Tahoe serves as the background for the right side of the slide. The view is from an elevated position looking down at a dense forest of evergreen trees, many of which are covered in a layer of white snow. In the distance, the calm blue waters of the lake stretch towards the horizon under a sky filled with large, white, fluffy clouds. The sun is visible, creating a bright reflection on the water's surface.

MOUNTAIN HOUSING COUNCIL QUARTERLY MEETING

JULY 23, 2021



AGENDA

8:00-8:05

Welcome

8:05-8:25

Community Impact Storytelling

8:25-9:05

MHC Updates

Upcoming Community Meetings ~Steve Frisch

Policy Working Group ~Steve Frisch

Housing Funders Network ~Heidi Volkhardt Allstead

Homelessness & Supportive Housing Working Group

~Cathie Foley

9:05-9:25

Adoption of MHC's Definition of Achievable Local Housing

9:25-9:35

BREAK

9:35-10:30

Emergency Meeting/Tiger Team Recap

10:30-10:55

Partner Updates

10:55-11:00

Public Comment/Close



WHAT WE DO



Community
Scholarships



Grant-Making
To Nonprofits



Emergency Response
Fund



Family Strengthening
through CCTT



Market-based Solutions
for Forest Health



Expand Housing
for Local Workforce



MOUNTAIN HOUSING COUNCIL

PARTNERS

Community Collaborative of Tahoe Truckee
Contractors Association of Truckee Tahoe
Donner Summit Association
Landing Locals
Martis Fund
Mountain Area Preservation
Nevada County
North Lake Tahoe Resort Association
North Tahoe Public Utility District
Olympic Valley Public Service District
Placer County
Sierra Business Council
Sierra Community House
Squaw Valley | Alpine Meadows
Sugar Bowl Resort

Tahoe City Public Utility District
Tahoe Donner Association
Tahoe Prosperity Center
Tahoe Regional Planning Agency
Tahoe Sierra Board of Realtors
Tahoe Truckee Community Foundation
Town of Truckee
Truckee Chamber of Commerce
Truckee Downtown Merchants Association
Truckee North Tahoe Transportation Management Association
Truckee Tahoe Airport District
Truckee Tahoe Workforce Housing Agency
Vail Resorts/Northstar California
Visit Truckee-Tahoe



MHC MEETING AGREEMENTS

- Show up and bring your best ideas.
- Be prepared.
- **Treat others with respect.**
- Voice opinions and concerns.
- Advocate for our collaborative goals.
- Work collaboratively and strive for consensus.
- Share your expertise.
- Serve as an ambassador.

Virtual Agreements

- Be patient
- Politely mute
- Please “Chat”



STORIES FROM THE COMMUNITY



Barbara Ramsey
Truckee Senior
Community Committee



Brendan Madigan
Owner
Alpenglow Sports

A scenic photograph of Lake Tahoe under a cloudy sky, viewed from a snowy evergreen forest. A teal rectangular box is overlaid on the right side of the image, containing the text 'COMMUNITY MEETINGS' in large, bold, black capital letters.

COMMUNITY MEETINGS

STEVE FRISCH
PRESIDENT, SIERRA BUSINESS COUNCIL



REGIONAL HOUSING IMPLEMENTATION PLAN: UPCOMING COMMUNITY MEETINGS

Review Workforce Housing Needs Assessment Update and Community Survey Results

- **August 25, 4:00-6:00 PM**
- **September 30, 4:00-6:00 PM**

A scenic landscape photograph showing a large body of water (likely Lake Tahoe) under a cloudy sky. In the foreground, there are snow-covered evergreen trees. A teal rectangular overlay is positioned on the right side of the image, containing the title text.

POLICY WORKING GROUP UPDATE

STEVE FRISCH
PRESIDENT, SIERRA BUSINESS COUNCIL



POLICY WORKING GROUP MEMBERS

Facilitation:

Steve Frisch and Brittany Benesi, Sierra Business Council

Members:

Christine Maley-Grubl, Truckee North Tahoe Transportation Management Ass'n

Emily Setzer and Shawna Purvines, Placer County

Fred Ilfeld, Olympic Valley Public Service District

Hilary Hobbs and Yumie Dahn, Town of Truckee

John Falk, Tahoe Sierra Board of Realtors

Karen Fink, Tahoe Regional Planning Agency

Peter Greenberger, Contractors Association of Tahoe Truckee

Stacy Caldwell, Tahoe Truckee Community Foundation

Tara Zuardo and Kristina Kind, MHC

Marcy Dolan, Lori Marquette, SACHE Cantu, Hope Huber, Community Members





POLICY WORKING GROUP

KEY POLICY OBJECTIVES



- 1. Build political identity and influence outside of the region**
- 2. Support a permanent or at a minimum one-year solution to the California eviction**
- 3. Support the Governor's proposed housing actions articulated in the Governor's Draft 2021-2022 budget**
- 4. Change or remove policy barriers to implementing achievable local housing in the region**



POLICY WORKING GROUP

KEY POLICY UPDATES



2021-22 Budget Deal

- \$10.3 Billion to spur Residential Construction
- \$12 Billion towards Homelessness Solutions
- Long Term Funding Outlook

Key Bill Updates

- Density Related: SB 9 (Atkins), SB 10 (Wiener)
- Balanced WUI Risk Reduction: SB 12 (McGuire)
- Removing Barriers to Housing: AB 571 (Mayes) - Density Bonus Law



POLICY WORKING GROUP

FUTURE MEETINGS



Next Working Group Meeting: August 23, 2 - 3:30 PM

Future Meetings Schedule:

- 4th Monday of month: January - May
- Every other month/as needed: June - December

October 25, 2021

January 24, 2022

November 22, 2021

February 28, 2022

March 28, 2022



POLICY WORKING GROUP

ADVOCACY MHC POLICY POSITIONS



MHC Takes Positions Based on Consensus Model

- General consensus adopted based on outcomes of group discussion
- Not all members required to support
- Language included that position does not reflect all individual members of the Mountain Housing Council



HOUSING FUNDERS NETWORK

HEIDI VOLKHARDT ALLSTEAD
EXECUTIVE DIRECTOR, MARTIS FUND



HOUSING FUNDERS NETWORK

Convene Local funders and resource partners that play a role in financially supporting local achievable housing projects, align resources and processes, and seek additional funding from outside agencies and donors to grow resources

Facilitation: Tara Zuardo and Kristina Kind, MHC

Members:

Emily Setzer, Placer County

Emily Vitas, Truckee Tahoe Workforce Housing Agency

Jen Callaway, Town of Truckee

Heidi Volkhardt Allstead, Martis Fund

Shawna Purvines, Placer County

Stacy Caldwell, Tahoe Truckee Community Foundation

Tom Murphy, Martis Fund



HOUSING FUNDERS NETWORK DEVELOPER FUNDING REQUEST FORM

Background:

- One point of entry
 - Align regional funding
 - No guarantee of funding
- Or guarantee of a 100% grant

Process:

- Convene the Funders to review proposals
- Identify important components included and missing
- Follow up with next steps

Developer Funding Request Form

Please fill out the following form in order to provide us with information about your project and to be considered for funding. Please also note that this information will be stored securely and kept confidential within the confines of the Mountain Housing Council.

Developer Name *	Company Name *
<input type="text"/>	<input type="text"/>
Company Website	Company Address
<input type="text"/>	<input type="text"/>
Email *	Phone
<input type="text"/>	<input type="text"/>
<input type="checkbox"/> For-Profit <input type="checkbox"/> Non-Profit	
Project Title *	
<input type="text"/>	
Project Description *	
<input type="text"/>	

Have you received entitlements? *	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Project Status *	
<input type="text" value="Concept/Pre-Application"/>	
Project Timeline Start Date	Project Timeline End Date
<small>Approximate as necessary.</small>	<small>Approximate as necessary.</small>
<input type="text"/>	<input type="text"/>
Have you had a pre-development meeting with your local jurisdiction? *	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Site Status *	Local Jurisdiction
<input type="text" value="Identified"/>	<input type="text" value="Placer County"/>
Information on Site Address *	
<input type="checkbox"/> Street Address <input type="checkbox"/> APN	
Upload Map of Site (if applicable)	
<small>PDF Only</small>	
<input type="text" value="Choose File"/> No file chosen	
Estimated Number of Acres	Residential Buildings
<input type="text"/>	<input type="text"/>



HOUSING FUNDERS NETWORK

PROPOSAL REVIEWS

Proposal One: Concept, Placer County

Reviewed: July 1, 2021

- **8 units of Workforce housing, proposed with deed restriction**
- **Not all sources of funding identified - Potentially large gap to fill**
- **Next Step: Request ProForma**

Proposal Two: Pre-Application, Town of Truckee

Reviewed: July 1, 2021

- **40-unit planned multi-family development**
- **6 units deed restricted to households earning 80% AMI or below, remainder of units restricted to local workforce**
- **No entitlements**
- **Next Step: Submit letter of interest to Martis Fund**

Proposal Three: Concept, Town of Truckee

Review: August 5, 2021

- **No funding request**
- **Looking for technical assistance to create additional workforce housing on privately-owned single family lot**



SUPPORTIVE HOUSING AND HOMELESSNESS WORKING GROUP

**CATHIE FOLEY
PROGRAM DIRECTOR, NORTH
TAHOE-TRUCKEE HOMELESS SERVICES**



SUPPORTIVE HOUSING AND HOMELESSNESS WORKING GROUPS

Jennifer Price, AMI Housing

A.Elijah and NiaKia Phillips Volunteers of America

Alison Schwedner, Community Collaborative of Tahoe Truckee

Arnie Lopez, Julia Tohlen, and Kelly Beede, Truckee

A Miller, Cassandra Lashmett, James Close, Jamie Gallagher, and Michelle Baxter, Placer County

Anne Rarick and Sarah Jahr, Sierra Community House

Brandon Corchero, Brendan Phillips, and Joe Naake, Nevada County

Cassie Hebel, Truckee Downtown Merchants Association

Cathie Foley and Danielle Segal, North Tahoe-Truckee Homeless Services

Danny Renfrow, Lisa Madden, and Randall Billingsley, Truckee Police Department

Jazmin Breau, Tahoe Truckee Health and Human Services

Kevin Mckechnie, Laura Brown, and Rod Brock, Truckee Fire Department,

Mark Digiaco, Community Member,

Monica Pette, Sugar Bowl

Ron Leal, ParaTransit Services,

Suzanne Lagrandeur and Sarah Jane Tahoe Forest Health Systems

Susan Farrington, Sierra Foothills Aids

Tammy Gregerson and Tim Giuliani Connecting Point

Clare Novack, United for Action



COMMUNITY MEETINGS: GOALS

JUNE 10 & 17, 2021

- **Overview of homeless services**
- **Opportunities for community members to share feedback about homeless services and support in the downtown Truckee area**

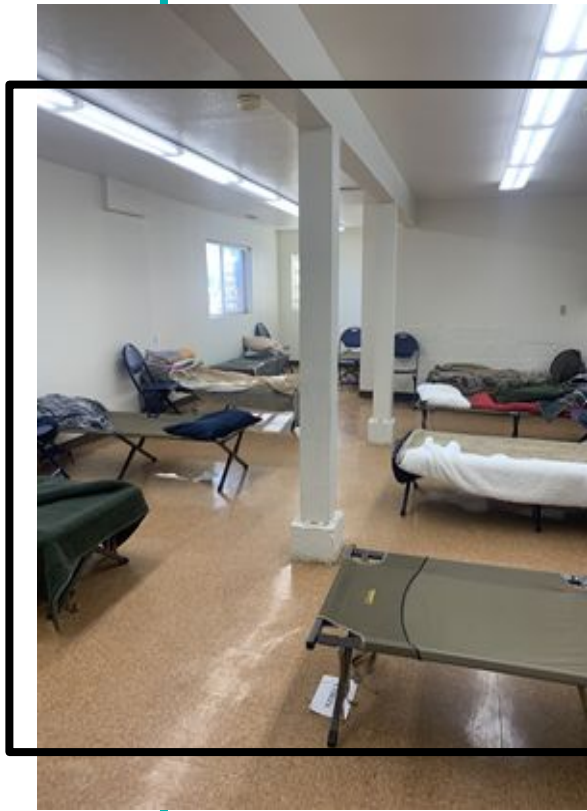




COMMUNITY MEETINGS: FEEDBACK

Addressing Homelessness & Housing Insecurity

- 55 total attendees, including elected officials, town staff, community leaders and members
- Strengths:
 - Collaboration
 - Community solutions to the COVID-19 public health emergency
- Concerns:
 - No permanent location for shelter and services
 - Negative interactions increasing
 - The cost of doing nothing
- Opportunities
 - Education and regional, community-wide outreach efforts
 - Take advantage of one-time funding
 - Permanent Shelter / Supportive Housing





CURRENT SERVICES SUMMARY

JULY 1, 2020 - JUNE 30, 2021

- Emergency Day Center
 - Open 172 Days
 - 183 Guests (unduplicated) - 2707 Guest Visits
 - Warm breakfast & lunches - 5392 Meals
 - Access to showers: 1348
 - Access to laundry: 433
 - Case Management
 - Permanent Housing for 4 people
- Emergency Warming Center
 - 46 Weather Triggered Nights
 - 57 Guests (unduplicated) - 415 Nights of Shelter
 - Case Management
- Emergency Shelter
 - 6 neighbors in “emergency” transitional housing
 - 25 emergency hotel vouchers

LONGER-TERM SOLUTIONS



- Permanent Location for Day Center / Navigation Services
- Regional teamwork to create “right size” solutions
 - Emergency Shelter
 - Transitional Housing
 - Permanent Supportive Housing

The background of the slide is a photograph of a winter landscape. In the foreground, there are snow-covered evergreen trees. In the middle ground, a dense forest of evergreens stretches across the valley. In the background, a large body of water, likely Lake Tahoe, is visible under a sky filled with white and grey clouds. The sun is breaking through the clouds, creating a bright reflection on the water's surface.

ACHIEVABLE HOUSING DEFINITION

**TARA ZUARDO
DIRECTOR, MHC**



ACHIEVABLE LOCAL HOUSING: NEW DEFINITION PROPOSED

Contributing Partners: Brett Williams, Agate Bay Realty; Chase Janvrin, Tahoe Prosperity Center; Emily Setzer, Placer County; Steve Frisch, Sierra Business Council; Teresa Crimmens, Sierra Community House; Supervisor Hardy Bullock, Nevada County

- “COMMUNITY ACHIEVABLE...
- “LOCAL RESIDENT ACHIEVABLE...
- “LOCAL WORKER ACHIEVABLE...
- “LOCALS WORKFORCE ACHIEVABLE...
- “ACHIEVABLE WORKFORCE...
... HOUSING”

The definition of *Achievable Local Workforce Housing*, as recommended and adopted by the Mountain Housing Council, includes housing that meets the traditional definition of "affordable," targeting the low-income workers (80% AMI) in our community, and also incorporates housing for local workers who earn more than 80% AMI, but still cannot afford market-rate housing in our region. Since market forces and AMI change frequently, the upper limit of *achievable local workforce housing* should be tied to an annual housing needs assessment.



BREAK
RETURN AT 9:35



MHC: EMERGENCY MEETING NEXT STEPS



MHC: EMERGENCY MEETING

NEXT STEPS

- A. Emergency Declaration and Urgency Clause/MHC Proclamation**
- B. Regulatory Relief Programs & Priority “Ask” List**
- C. Housing Solutions Fund at TTCF**
- D. Identifying Sites on Short-Term Basis**
- E. Employer Co-op/Investor Model**



EMERGENCY DECLARATION AND URGENCY CLAUSE

- Reviewed other cities' use of an Emergency Declaration. Cindy Basso, a consultant for San Joaquin County, will send resources to Tara. San Joaquin County is asking for an emergency declaration to “soul search” or bypass the RFP process for a homeless shelter
- Tara had meeting with Truckee Town Manager Jen Callaway and Town & County attorneys to discuss what can be accomplished off of ‘important specific ask list’ (see *regulatory tiger team notes below*) without having to go through emergency or urgency clause



MHC PROCLAMATION

DRAFT:"The Mountain Housing Council of Tahoe Truckee is declaring a housing emergency because the current lack of housing is threatening the livelihood and character of the region, its citizens, and its businesses." *

Potential Benefits of Declaration:

- Acknowledge the situation has changed and is acute
- Opportunity to show community we have a sense of urgency, even in the long-game
- An opportunity to back recommendations with State Agencies and Elected Leaders

**** Please note that this is draft language & open to edits***



REGULATORY RELIEF PROGRAMS & PRIORITY “ASK” LIST

- 1. Landing Locals program in every jurisdiction (not just Truckee)**
- 2. Safe Parking Programs**
- 3. Remove limits on camping & RV occupancy on private property inside jurisdictions**
- 4. Allow tiny homes to remain on wheels & within jurisdiction limits**
- 5. Moratorium and/or caps on short-term rentals**
- 6. Mobile home conversion ordinance (to protect residents there if park changes hands) - preserve existing affordable units**
- 7. Prioritize deed restricted projects**
- 8. Fund third party review of ADU applications**
- 9. Vacancy taxes**
- 10. Temporary rent control caps**



REGULATORY RELIEF PROGRAMS & PRIORITY “ASK” LIST

- Truckee **already has** a Landing Locals program and funds third-party review of ADUs
- **Coming up at Board of Supervisors & Town Council Meetings:** Placer is also considering safe parking and Landing Locals programs, removing the limits on camping & RV occupancy on private property, and limitations on short-term rentals on 7/27. Placer is also considering zoning amendments to allow tiny houses on its 8/31 agenda, with of course the caveat that due to certain TRPA regs, this likely would not be possible inside the basin at this time. Truckee may be expanding its Landing Locals program at 7/27 Town Council mtg
- Placer and Truckee will be discussing some of the impressive progress they have made in furthering deed-restricted programs **during Partner Updates later this morning**



REGULATORY RELIEF PROGRAMS & PRIORITY “ASK” LIST

- **Measures that would likely have to be handled outside of the jurisdictions** include mobile home conversion ordinances that protect residents and preserve affordable units at the state level (CA Dept of Housing & Community Development), vacancy taxes that perhaps turn up as a ballot measure, and possibly even temporary rent control caps.
 - Vacancy taxes: All new or increased taxes, such as vacancy taxes, require voter approval under Article XIIC of the California Constitution, therefore, it's not entirely clear whether vacancy taxes are allowable, although Oakland adopted one (it then took over a year to draft implementing rules due to complications)
 - Temporary rent control: A law called the Costa-Hawkins Rental Housing Act preempts local rent control ordinances in several ways: Localities cannot regulate rents in single-family homes, condos, or apartments built after 1995. On the other hand, AB 1482 from last year did enact some statewide tenant protections
- Some measures have significant public policy ramifications and would compel Town Council to engage in a lengthy public process for discussion, such as changes to camping/RV occupancy and restrictions on short-term rentals, and would therefore be **longer-term vs immediate solutions**
- **Other ideas:** Approach churches and other private properties about safe parking programs, bring forth proposal to Town Council to prioritize deed-restricted projects



HOUSING SOLUTIONS FUND AT TTCF



OUR INITIATIVES

ABOUT US

WAYS TO GIVE

BLOG

RESOURCES

CONNECT

DONATE NOW



The **Housing Solutions Fund** of the Tahoe Truckee Community Foundation has deployed more than \$2 million in gap financing for housing projects ([Truckee Artist Lofts](#)) and seed funding for housing programs ([Landing Locals](#)).

The community and our economy are unstable because of housing insecurity. Please help us grow these funds so we can help leverage more dollars and accelerate housing solutions for our region. Your donation to the [Housing Solutions Fund](#) will support ongoing impact investments that are aligned with the goals of TTCF's program, the Mountain Housing Council (MHC). Our region knows the issues, sees the opportunities and has capacity and some resources to drive real change. The Housing Solutions Fund will ensure that financial resources are one less barrier.





IDENTIFYING IMMEDIATE SITES

- **Follow up with known open church & other locations - use PropertyRadar list where owners/realtors are unknown**
- **Compose list of local campgrounds & nearby rec centers - partners to brainstorm on approaching them to inquire about the use of their facilities/forming a program for emergency temp housing & discounted access of facilities for local workforce**



EMPLOYER CO-OP/INVESTOR MODEL

Exploring...

- **Joint Venture Structure**
 - LLC vs. C3
 - Complexity of ownership and benefit
 - Trade-offs in time to build-out and cost of marketplace
- **Employer Discount Rental Strategy**
 - Employers independently rent housing and offer to employees at a cheaper monthly rent
- **Discussed Fundraising Observations**
 - Existing structures, governance



EMERGENCY ACTION OPPORTUNITIES

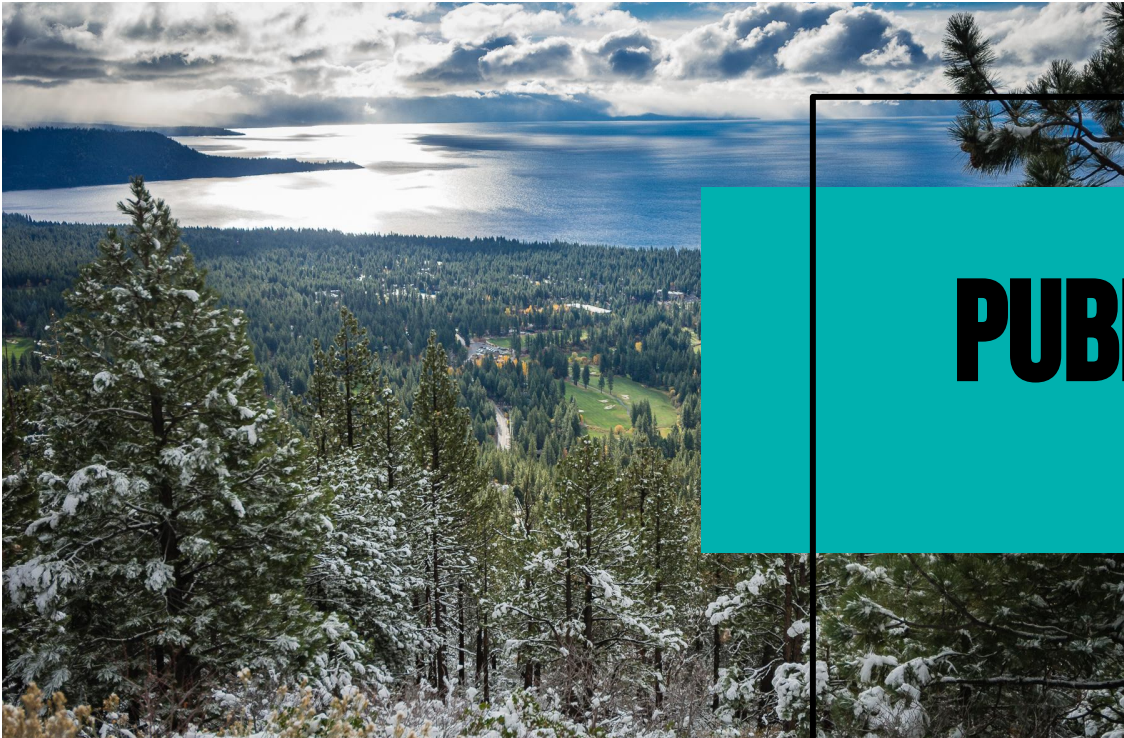
- **Emergency Proclamation of MHC** - *Acknowledge the Acute Crisis, Show & Build Awareness*
- **Support Jurisdiction Emergency Solutions** - *Ensure community engagement in encouraging*
- **Employer-Contender Rentals** - *Quick, independent, secures inventory quick, subsidy is by employee*
- **Create a cohort of elected officials to advocate for specific solutions at the state, such as use of public lands and infrastructure** - *Use of existing State Policy Group in place and benefit from MHC Emergency Proclamation*
- **Community Fundraising Campaign for Housing Solutions Fund** - *Help raise flexible - philanthropic funds that can be used as gap financing and to expand the myriad of programs that are launching*

A scenic landscape photograph of Lake Tahoe. In the foreground, there are snow-covered evergreen trees. In the middle ground, a dense forest of evergreens covers a hillside. In the background, the calm blue waters of Lake Tahoe stretch towards distant mountains under a sky filled with white and grey clouds. A black line runs vertically through the image, separating the landscape from the text box on the right.

POWER OF THE PARTNERSHIP

A scenic landscape photograph showing a large body of water (likely Lake Tahoe) under a cloudy sky. In the foreground, there are snow-covered evergreen trees. In the middle ground, a dense forest of evergreens covers a hillside, with a small clearing and some buildings visible. The text 'PARTNER UPDATES HOUSING EFFORTS' is overlaid on the right side of the image in a large, bold, black font.

PARTNER UPDATES HOUSING EFFORTS



PUBLIC COMMENT



PUBLIC ENGAGEMENT PROTOCOL

- **Please limit comment to two minutes** to ensure all those interested in speaking will have the opportunity to share their ideas
- **Please follow the rules of the “Speak your Peace” Campaign**, as adopted by Truckee Tahoe Community Foundation:

Pay attention: Be aware and attend to the people and the world around you

Listen: Genuinely focus on others as they speak so that you may better understand their perspectives

Be inclusive: Welcome all points of view, every individual, and all groups of citizens working for the greater good

Don't gossip: And do not accept when others do

Show respect: Honor other people and their opinions

Be agreeable: Consider the possibility you might be wrong, admit the things you do not know

Apologize: Be sincere and repair damaged relationships.

Give constructive criticism: Be sure that your intention is to help.

Take responsibility: Don't shift responsibility or blame others



THANK YOU!

FUTURE QUARTERLY MEETINGS: 4TH FRIDAY, 8-11AM

- OCTOBER 22, 2021
- JANUARY 28, 2022
- APRIL 22, 2022
- JULY 22, 2022
- OCTOBER 28, 2022
- JANUARY 27, 2023
- APRIL 28, 2023

