



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

**Meeting Purpose**

Working Group updates and report out on next steps from the June 25, 2021, Emergency Meeting

Topic	Discussion	Next Steps
<p><b>Community Impact Storytelling:</b>            Barbara Ramsey, Truckee Senior Community Committee</p>	<ul style="list-style-type: none"> <li>• Unmet housing need for seniors in our community is growing</li> <li>• The only housing option in Truckee is the Senior Apartments (4 year waitlist)</li> </ul>	<p>Contact Barbara Ramsey at <a href="mailto:bj3ramsey@gmail.com">bj3ramsey@gmail.com</a> if you are interested in learning more or if you can provide assistance to her committee (meets weekly)</p>
<p><b>Community Impact Storytelling:</b>            Brendan Madigan, Owner, Alpenglow Sports</p>	<ul style="list-style-type: none"> <li>• Tahoe City half occupied with employees living out of cars</li> <li>• Supported TBID</li> </ul>	<p><a href="https://www.alpenglowsports.com/">https://www.alpenglowsports.com/</a></p>
<p><b>Regional Housing Implementation Plan:</b>            Upcoming Community Meetings</p>	<ul style="list-style-type: none"> <li>• Open to the public</li> <li>• Workforce Housing Needs Assessment Update and Community Survey results, key strategies for moving forward, and new housing tools will be reviewed</li> </ul>	<p>Register in advance for the Community Meetings:  <a href="#">August 25, 2021, 4:00-6:00 PM</a>  <a href="#">September 30, 2021, 4:00-6:00 PM</a></p> <p>Share the information with your networks.</p>
<p><b>Policy Working Group Update:</b>            Steve Frisch            President, Sierra Business Council</p>	<ul style="list-style-type: none"> <li>• Group coordinates with Housing Now! &amp; California Coalition for Rural housing</li> <li>• Gov made commitment to fully refund all lost landlord revenue - eviction moratorium backfilled back rents &amp; revenue stream for property owners</li> <li>• CA Budget finalized in July and has good outcomes for housing (\$10.3B in</li> </ul>	<p>Legislature reconvenes August 2021. Email <a href="mailto:kristina@ttcf.net">kristina@ttcf.net</a> to join the Working Group.</p> <p><b>Future Meetings:</b></p> <ul style="list-style-type: none"> <li>• August 23, 2021</li> <li>• October 25, 2021</li> <li>• November 22, 2021</li> <li>• January 24, 2022</li> <li>• February 28, 2022</li> </ul>

	<p>housing construction programs which is a \$5B increase from the year before &amp; \$12B towards homelessness solutions) as a result of one-time federal funding due to COVID. MHC hosting Lunch N Learn on housing opps in new budget on Aug 16, 12-1pm</p> <ul style="list-style-type: none"> <li>• The Policy Working Group weighed in on SB 55 (eviction moratorium) and SB 12 in support of balanced approaches to wildfire risk reduction and housing needs. The MHC takes positions based on a consensus model (not all members required to support) and is tracking density related bills, SB9 and SB 10 (both currently held in committee)</li> <li>• Legislature is currently in recess and reconvenes in August</li> </ul>	<ul style="list-style-type: none"> <li>• March 28, 2022</li> </ul> <p>Attend the <b>August 16th Lunch-n-Learn: New CA Housing Budget Allocations</b> with James Hacker, Senate Budget Subcommittee on Housing and Homelessness: <a href="#">Register in Advance</a></p> <p>Leverage <a href="#">the MHC Emergency Proclamation</a> to advocate for specific solutions at state level, such as use of public lands and infrastructure</p>
<p><b>Housing Funders Network Update:</b> Heidi Volkhardt Allstead Executive Director, Martis Fund</p>	<ul style="list-style-type: none"> <li>• Purpose of Housing Funders Network is to convene Local funders and resource partners who 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</li> <li>• Developer Funding Request Form provides one point of entry for group to review housing funding requests</li> <li>• two projects reviewed at last meeting on July 1; third will be reviewed at next meeting on Aug 5</li> </ul>	<p><b>Next Meeting is August 5, 2021</b></p> <ul style="list-style-type: none"> <li>• Criteria used to assess developer funding requests will be finalized at 8/5 meeting and (to address Alex's request) a project profile to better understand the interest generated by the form and process</li> <li>• If any partners would like to volunteer to provide assistance to MHC in proactively staying updated on housing projects, please contact <a href="mailto:tara@ttcf.net">tara@ttcf.net</a>.</li> </ul>
<p><b>Supportive Housing and Homelessness Working Group:</b> Cathie Foley, Director, North Tahoe Truckee Homeless Services</p>	<ul style="list-style-type: none"> <li>• The Working Group hosted two community meetings on June 10 and 17 to provide education and outreach on homelessness &amp; supportive</li> </ul>	<p>Email <a href="mailto:kristina@ttcf.net">kristina@ttcf.net</a> to join Working Group</p> <p><b>Future meetings:</b></p>

	<p>housing to downtown Truckee community members</p> <ul style="list-style-type: none"> <li>• The Emergency Warming Center and Services have temporarily moved to Church of the Mountains</li> <li>• The team is looking for a permanent location for case management and shelter services</li> <li>• Case management/navigation services assisted 4 people in getting into Truckee Artist Lofts</li> </ul>	<ul style="list-style-type: none"> <li>• July 28, 2021</li> <li>• August 25, 2021</li> <li>• September 22, 2021</li> <li>• October 27, 2021</li> </ul>
<b>MHC Achievable Housing Definition</b>	<ul style="list-style-type: none"> <li>• At the last MHC Quarterly meeting, a number of partners brought up the need to revisit the definition of "achievable" in light of housing needs for our local workforce, specifically</li> <li>• Based on MHC partner input, MHC proposes a modified definition that builds on the existing definition of achievable, as well as reflecting the suggestions that were made by Partners. This new definition does not define income level thresholds, but instead allows flexibility to automatically adjust the upper limit of income levels based on the results of each new Housing Needs Assessment (which will hopefully be conducted annually)</li> <li>• Discussion around adding to "achievable" in order to reflect priority for locals housing centered around the phrase "local workforce" in "Achievable Local Workforce Housing" and whether that word excludes certain community populations, such as seniors</li> </ul>	<p><b>New Definition Proposed:</b> <i>"The definition of Community Achievable Housing, as recommended and adopted by the Mountain Housing Council, includes housing that meets the traditional definition of "affordable," targeting the low-income community members (80% AMI) in our community, and also incorporates housing for local community members 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 Community Achievable Housing shall be tied to an annual housing needs assessment."</i></p> <p>The tiger team that has been weighing in on this action was provided with the new "Community Achievable Housing" concept after Quarterly meeting. All partners will be sent the definition, with a one-week deadline to provide feedback (or else the definition will thereafter be adjusted).</p>
<b>MHC: Emergency Meeting Next Steps</b>	<ul style="list-style-type: none"> <li>• After the emergency meeting on June</li> </ul>	<p><a href="#">Register here</a> if you are interested in</p>

	<p>25, five tiger teams were formed based on the overarching categories of emergency housing solutions suggested by partners, and these teams met on July 8, formulating two concrete next steps to achieve by the July 23 Quarterly meeting. Those teams included:</p> <ul style="list-style-type: none"> <li>○ Emergency Declaration &amp; Urgency Clause</li> <li>○ Regulatory Relief Programs &amp; Priority “Ask” List</li> <li>○ TTCF Housing Solutions Fund</li> <li>○ Identifying Sites on Short-Term Basis</li> <li>○ Employer Co-op/Investor Model</li> </ul> <ul style="list-style-type: none"> <li>● One need identified by many was a master list of available inventory - MHC has PropertyRadar account &amp; is working with them to make info available to partners</li> </ul>	<p>participating in the <b>Aug 12 Lunch N Learn PropertyRadar Group Demo</b> to access unlisted properties (plus property owner contact info). Note that listed properties will likely require working with commercial realtors</p>
<p><b>MHC: Emergency Meeting Next Steps Emergency Declaration and Urgency Clause/MHC Proclamation</b></p>	<ul style="list-style-type: none"> <li>● Intel is that local jurisdictions would not move forward on emergency declaration or urgency clauses, therefore, MHC is proposing to declare its own Emergency Proclamation. Potential benefits include:</li> <li>● Gain press attention, increased visibility &amp; leverage for State &amp; local action</li> <li>● Opportunity to show community we have a sense of urgency</li> <li>● Opportunity to back recommendations with State Agencies &amp; Elected Leaders</li> <li>● Potential help w/ state insurance policies.</li> </ul>	<p><b><u>New draft language for the proclamation:</u></b>  <i>The Mountain Housing Council of Tahoe Truckee is declaring a housing emergency because the current housing crisis is threatening the livelihood and character of the region, its community members, and its businesses. Declaring an emergency will enable the region to better address the immediate shortage of available workforce and community housing. Note that we also added findings in order to make doc stronger &amp; empower local leaders to go as far as possible with it. MHC is sending out a final definition to MHC partners/representatives to indicate that we are in agreement together as a collective on the proclamation (Board approval is not being</i></p>

	<p>Daft language:</p> <p><i>"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."</i></p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>• "lack of housing" doesn't represent the broad spectrum of housing solutions</li> <li>• Replace "citizens" with "community members" (so as to avoid immigration implications)</li> <li>• its relative value for town &amp; county leaders in terms of arguing for more action would lie in the list of reasons concisely expressing the dire facts giving rise to the proclamation. Otherwise, it may end up being similar to other proclamations that simply express sentiment rather than resulting in action and only draw passing attention. The reasons might include the salient facts used before, for example, the increasing gulf between income and housing cost, increasing housing demand, acute need for labor across multiple employment sectors, etc.; in other words, statements expressing the magnitude and effect of the crisis, etc. will better allow leaders to press for action</li> </ul>	<p>requested). <b>Please send any comments or suggestions to <a href="mailto:tara@ttcf.net">tara@ttcf.net</a> by August 20.</b></p>
<p><b>MHC: Emergency Meeting Next Steps: Regulatory relief Programs &amp; Priority "Ask" list</b></p>	<p>Tara had a meeting with Truckee Town Manager Jen Callaway and Town &amp; County attorneys to discuss what could be</p>	<p>John Falk proposed the formation of Tiger Teams for rent control &amp; deed restrictions. MHC will follow up on scheduling necessary</p>

	<p>accomplished off of our top 10 list without having to go through an emergency declaration or urgency clause. The top 10 list:</p> <ol style="list-style-type: none"> <li>1. Landing Locals program in every jurisdiction (not just Truckee)</li> <li>2. Safe Parking Programs</li> <li>3. Remove limits on camping &amp; RV occupancy on private property inside jurisdictions</li> <li>4. Allow tiny homes to remain on wheels &amp; within jurisdiction limits</li> <li>5. Moratorium and/or caps on short-term rentals</li> <li>6. Mobile home conversion ordinance (to protect residents there if park changes hands) - preserve existing affordable units</li> <li>7. Prioritize deed restricted projects</li> <li>8. Fund third party review of ADU applications</li> <li>9. Vacancy taxes</li> <li>10. Temporary rent control caps</li> </ol> <ul style="list-style-type: none"> <li>• Some of these items already exist and are upcoming at Town Council and Board of Supervisor meetings (Please refer to Partner Updates below)</li> <li>• There are also measures that would likely have to be handled outside of jurisdictions, such as RV occupancy measures</li> <li>• Some measures, such as temporary rent control, moratoriums on STRs, etc, would have significant public policy ramifications &amp; therefore require lengthy public process (and therefore might be more long term solutions vs. immediate)</li> <li>• Do vacancy taxes violate the state constitution? Tax incentives might</li> </ul>	<p>meetings, including NV County (on August 3).</p>
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	make more sense	
<b>MHC: Emergency Meeting Next Steps: Housing Solutions Fund</b>	The Tahoe Truckee Community Foundation (TTCF) launched the Housing Solutions Fund to address the need for flexible gap financing in housing. The first grant was to Landing Locals and the second was to fund more than \$2M in gap financing for housing projects. The fund is separate from MHC but aligned with its goals & objectives. MHC staff do not fundraise for the Housing Solutions Fund - TTCF's Board provides fiduciary oversight & governance.	Help raise flexible philanthropic funds that can be used as gap financing for common good and public benefit: <a href="https://www.ttcf.net/housing-solutions-fund/">https://www.ttcf.net/housing-solutions-fund/</a>
<b>MHC: Emergency Meeting Next Steps: Identifying Summer Sites</b>	<p>Team suggested looking at existing campgrounds with water and sewer infrastructure</p> <ul style="list-style-type: none"> <li>• TCPUD does have a campground but it isn't an option b/c it is being used for boat launch overflow parking</li> <li>• State Parks &amp; Forest Service unwilling to open up campgrounds without further intervention from elected officials, etc.</li> </ul> <p>Team also suggested contacting Recreational Centers to inquire about discounted use of facilities for local workforce and need for data to define magnitude of need (people living out of cars, environmental impacts of unhoused people, etc).</p>	MHC staff will confer with North Tahoe-Truckee Homeless Services United for Action about partnering with churches on a Safe Parking program. Note that one partner or agency would still be needed to take the reins on any program.
<b>MHC: Emergency Meeting Next Steps: Employer-led Housing Solutions</b>	This tiger team was composed of many small business employers and brought together a variety of needs and interests. Two models were discussed: 1. A co-op model that incentivizes homeowners to rent to an employee workforce. 2. A Housing trust/co-op model that would combine capital to purchase workforce housing.	

	<p>MHC facilitated a meeting with the sustainable Economies Law Center to obtain legal advice on potential employer-led models. The meeting was recorded. If you would like to view the meeting, please email tara@ttcf.net.</p>	
<p><b>MHC Update</b></p>	<p>Power of the Partnership:</p> <ul style="list-style-type: none"> <li>• MHC was formed as a collective model with key decision makers making up the representation</li> <li>• In MHC 2.0, there is a gap of funding that is constricting operations. TTCF has fundraised for \$45K in additional funding.</li> </ul>	<p>Ask your board members and key constituents to help lift MHC by serving on a tiger team or working group.</p> <p>The annual report will be sent with an invoice to funding partners in mid-August.</p>
<p><b>Town of Truckee Update</b></p>	<p>Truckee staff introduced a Below Market Rate Program to the Town Council on July 13. The program would allow Truckee to buy deed restrictions from existing &amp; new homes and work with developers beyond the 15% inclusionary rule. Placer County's Workforce Preservation Program is a foundation for this program. Council voted to move forward with funding a consultant to design the program.</p> <p>Truckee has updated its ADU website to make it easier to navigate:  <a href="https://www.townoftruckee.com/government/housing/accessory-dwelling-units">https://www.townoftruckee.com/government/housing/accessory-dwelling-units</a></p> <p>Truckee Artist Lofts is open and there are still apartments available. Contact Ron the new Property Manager or visit TAL's <a href="#">website</a>.</p> <p>Coldstream Commons is accepting applications. You can now pick up applications at Truckee Town Hall in the foyer and at Sierra</p>	<p>GPAC opportunities to get involved:  <a href="https://www.truckee2040.com/gpac">https://www.truckee2040.com/gpac</a>.</p> <p>Truckee:</p> <ul style="list-style-type: none"> <li>• July: Local Workforce Rental Grant program expansion (higher grants up to \$10K, rooms added, lease adjustments)</li> <li>• August: Grants &amp; loans for ADUs</li> </ul>



	Community House (SCH can assist to fill out the application).	
<b>Placer County</b>	<p>On July 12th, Placer County launched the <a href="#">Workforce Housing Preservation Program</a>. Before launching, 3K people signed up for the newsletter, showing great interest. The program is first-come, first-serve. Program is funded by \$500K through the County &amp; additional resources are being explored through TOT/TBID.</p> <p>Hopkins Village is under construction with only 16 openings left. By allowing time for homeowners to pre-qualify, they have seen more qualified individuals at 120% AMI or below.</p>	<p>7/27 BOS 45-Day Moratorium on Short-Term Rentals &amp; discussion (no action) on regulatory actions discussed at MHC's emergency meeting &amp; follow-up tiger team meetings</p> <p>July/August info released on Meadow View Place (expected opening: late fall/winter)</p> <p>8/12 housing code amendments to Placer Planning Commission</p>
<b>Tahoe Regional Planning Agency</b>	<p>The Tahoe Living Working Group's housing code amendments have three main components: ADUs, allowing non-conforming tourist density, and expanding the bonus unit boundary (free dev rights for deed restricted units)</p> <ul style="list-style-type: none"> <li>ADUs: Removing 1 acre parcel size requirement. As long as they have enough coverage to build a detached ADU or an attached one in existing coverage.</li> </ul> <p>TRPA acknowledges that there is more to be done.</p>	7/29 housing code amendment proposals to Governing Board
<b>Martis Fund</b>	The Martis Fund Board has approved an additional \$250K for its down payment assistance program & \$1M for the next two years for a deed restriction program in alignment with Placer County & Town of Truckee.	

<p><b>Truckee Tahoe Workforce Housing Agency</b></p>	<p>Results to date: served about 100 employees and found housing for 18 employees and their families.</p> <p>Program update:</p> <ul style="list-style-type: none"> <li>• Expanding membership to include Placer County and the Town of Truckee;</li> <li>• Working on a master lease program;</li> <li>• Close to securing their first site for workforce housing development;</li> <li>• Working with the Martis Fund &amp; Sierra Business Council to form a downpayment assistance program</li> </ul>	
<p><b>Sierra Community House</b></p>	<p>Through community partnerships, Sierra Community House can provide funding to assist with rental payments for those who do not qualify for state programs &amp; technical assistance to households applying through the state program.</p>	

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**Meeting Attendees**

Alexander Mourelatos, Community Member  
 Alexis Ollar, Mountain Area Preservation  
 Alison Schwedner, Community Collaborative of Tahoe Truckee  
 Alyssa Bettinger, Tahoe Regional Planning Agency  
 Amy Klylberg, Northstar/Vail Resorts  
 Anne Rarick, Sierra Community House  
 Barbara Ramsey, Community Member  
 Bill Austin, Tahoe Truckee Community Foundation  
 Billy Griffin, Community Member  
 Brendan Madigan, Community Member  
 Brett Williams, North Lake Tahoe Resort Association  
 Cassie Hebel, Truckee Downtown Merchants Association  
 Cathie Foley, North Tahoe-Truckee Homeless Services- Community Member

Chase Janvrin, Tahoe Prosperity Center  
Clare Novak, United for Action  
Dan Martin, Community Member  
Council Member David Polivy, Town of Truckee  
Emily Setzer, Placer County  
Emily Vitas, Truckee Tahoe Workforce Housing Agency  
Heidi Volkhardt Allstead, Martis Fund  
Council Member Jan Zabriskie  
Jennifer Callaway, Town of Truckee  
Jerusha Hall, Northstar California/Vail Resorts  
John Falk, Tahoe Sierra Board of Realtors  
John Hester, Tahoe Regional Planning Agency  
Kai Frolich, Landing Locals  
Kristi Thompson, Contractors Association of Truckee Tahoe  
Kyle Humason, Community Member  
Kylee Bigelow, Community Member  
Council Member Lindsay Romack, Town of Truckee  
Mark DiGiacomo, Community Member  
Michelle Silvestri, Community Member  
Mike Dent, Nevada County  
Monica Pette, Sugar Bowl  
Nancy Costello, Community Member  
Sara Monson, Truckee North Tahoe Transportation Management Association  
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  
Timea Griset, Tahoe Truckee Community Foundation  
Thomas Murphy, Martis Fund  
Yumie Dahn, Town of Truckee