



# **MOUNTAIN HOUSING COUNCIL QUARTERLY MEETING**

**OCTOBER 22, 2021**



# OUR MISSION

To connect people and opportunities, generating resources to build a more caring, creative, and effective community

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SULLIVAN**  
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Chief Philanthropy  
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Community Impact  
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**KATHY WHITLOW**  
Foundation Services  
Director



**DEB RYAN**  
Resident Wise  
Woman



**ALISON  
SCHWEDNER**  
CCTT Director



**NICOLE  
LUTKEMULLER**  
Forest Futures  
Program Director



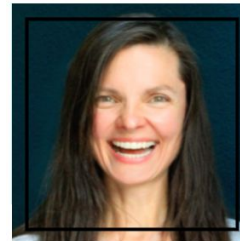
**TARA  
ZUARDO**  
MHC Director



**SACHE  
CANTU**  
Director of Impact  
Investing



**KRISTINA  
KIND**  
CCTT & MHC  
Coordinator



**TIMEA  
GRISSET**  
Executive Asst. &  
Project Manager



**CAROLINE  
CRAFFEY**  
Communications  
Manager

# 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



# AGENDA

**8:00-8:05**

**Welcome**

**8:05-8:20**

**MHC July Meeting Recap**

**8:20-8:50**

**MHC Updates**

***Statewide Policy Working Group~ Brittany Benesi  
Housing Funders Network ~Heidi Volkhardt Allstead  
Homelessness & Supportive Housing Working Group  
~Cathie Foley***

**8:50-9:30**

**Partner Updates**

**9:30-9:35**

**Break**

**9:35-9:45**

**'Five Years of Capacity Building'**

**9:45-10:45**

**Regional Housing Implementation Plan**

**10:45-10:50**

**Public Comment**

**10:50-11am**

**Close**



# **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”





# MHC JULY MEETING NEXT STEPS



# 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; Alyssa Bettinger, Tahoe Regional Planning Authority*

**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 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* should be tied to an annual housing needs assessment. Moving forward, local jurisdictions are encouraged to determine how to implement Achievable Local Housing in their own jurisdiction**



# EMERGENCY DECLARATION

## Process:

- Reviewed other cities' use of an Emergency Declaration
- Met with Truckee Town Manager Jen Callaway and Town & County attorneys to discuss what could be accomplished off of important specific ask list without having to go through emergency or urgency clause
- Incorporated partner feedback

## 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 provide notice to state and federal officials outside of region



# MHC EMERGENCY PROCLAMATION

## **Summary**

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.

## **Adoption: Proclamation of Mountain Housing Council**

The partner representatives of the Mountain Housing Council, a program of the Tahoe Truckee Community Foundation, hereby and collectively proclaim that the summer of 2021 is recognized as one of the most difficult seasons our community has ever experienced as it relates to the housing situation for our local workforce, employers, and community members. With this proclamation, our partnership is committed to supporting short-term and immediate action, while still focused on the long-term solution. In addition, with this proclamation, we ask our community members – along with regional, State, and Federal Partners – to support and advocate for our efforts and accelerated solutions.



# OTHER EMERGENCY MEETING UPDATES

**Landing Locals program in every jurisdiction (not just Truckee)**

**Rapid Response Temporary Housing (Safe Parking, Pallet Shelter, etc. Programs)**

**Remove limits on camping & RV occupancy on private property inside jurisdictions**

**Allow tiny homes to remain on wheels & within jurisdiction limits**

**Moratorium and/or caps on short-term rentals**

**Mobile home conversion ordinance (to protect residents there if park changes hands) - preserve existing affordable units**

**Prioritize deed restricted projects**

**Fund third party review of ADU applications**

**Incentive Programs to Convert Vacant Housing into Local Workforce Housing**

**Tools Temporary rent control caps and/or Tax Increment Financing**





# **POLICY WORKING GROUP**

**BRITTANY BENESI**  
**GOVERNMENT AND COMMUNITY AFFAIRS DIRECTOR**  
**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, 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 OUTCOMES**



- 1. MHC recognized by statewide coalitions and legislative leaders as balanced and engaged.**
- 2. California eviction moratorium held through Sep. 30th, 2021.**
- 3. Historic 2021-22 California State Budget for Housing & addressing Homelessness.**
- 4. SB 9 and SB 10 explained.**



# **POLICY WORKING GROUP**

## **WHAT'S AHEAD**



- **Balancing wildfire risk reduction with housing inventory needs.**
- **Potential for wildfire insurance/CA Fair Plan Reform.**
- **Increased infill/housing density.**
- **Potential for updates to Affordable Housing Sustainable Communities grant guidelines, other funding guidelines.**





# POLICY WORKING GROUP

## FUTURE MEETINGS



**Next Working Group Meeting:** November 22 - 2:00 PM

### Future Meetings Schedule:

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

*January 24, 2022*

*February 28, 2022*

*March 28, 2022*



# 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- CHARTER

## **Create a network of funders that support Achievable Locals' Housing projects**

- Includes existing alignment of project coordinating
- Documentation/procedural standards for developers
- Leveraging and attracting resources
- Report and capture stories of successes and challenges

## **How do we measure success & align process**

- Create one-point of entry for developers to capture project details in one place
- Support a diverse range of applicants and projects
- Leverage existing resources to attract more funds (externally and internally) to create more housing opportunities
- Prevent “stuck” projects



# HOUSING FUNDERS NETWORK- CRITERIA OF INQUIRIES

## Preferences in future funding:

Should have entitlements to apply for funding

Other inquiries should go to relevant housing program manager/planner, ex. Technical assistance

"Stuck" projects that are entitled, but not moving forward *are* a source of discussions for this group

Group came up with 'profile' of criteria more likely to move a project forward

- Is the project possible?
- Proforma included?
- Entitlements in place?
- AMI% categories?
- Local Workforce Preference Priority?
- Is the project "shovel ready?" (i.e. is it going to work?)



# HOUSING FUNDERS NETWORK- ATTRACTING RESOURCES





# HOUSING FUNDERS NETWORK

## PROPOSAL REVIEWS

### **Proposal One: Pre-approval Truckee**

Reviewed: Oct 6, 2021

- Affordable housing project
- Has commitment of \$800K and another \$1M requested from local partners
- Request: \$750K to be competitive for 9% state tax credits and tax-exempt bonds

### **Proposal Two: Rehabilitation Project Placer County**

Reviewed: Oct 6, 2021

- Seasonal workforce housing
- Project displaced 9 locals.
- No commitments from partners. One partner denied previous request.
- Request: \$700K to purchase homes for seasonal workforce



# **SUPPORTIVE HOUSING & HOMELESSNESS**

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



# SUPPORTIVE HOUSING & HOMELESSNESS WORKING GROUP

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 Digiacomio, 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



# NEVADA & PLACER COUNTY PRIORITIZE HOMELESSNESS

## **Nevada and Placer County have made addressing homelessness a top priority**

- Both developed strategic plans in 2018-19
- Strategies to end homelessness through the Housing First model, access to treatment, integrated outreach teams, and data collection through HMIS (Homeless Management Information System)
- Future funding opportunities for services, shelters, supportive housing, ect through the County's Continuum Of Care (COC) will need to fit within the County plans to address Homelessness





# **NEVADA COUNTY PLAN TO END HOMELESSNESS SPRING 2022**

- 1. Prevent and divert people from homelessness**
- 2. Expand outreach and supportive services**
- 3. Expand shelter beds and non congregate options**
- 4. Increase housing stock**
- 5. Collaborate and Functional Zero**



# TAHOE TRUCKEE COMMUNITY ALIGNMENT

## 1. Prevent and divert people from homelessness

### a. Rental Assistance

## 2. Expand outreach and supportive services

- a. Respite Day Center **Currently Open:** Tuesday, Wednesday and Thursday 9AM-2PM **Services Provided:** Meals; Showers; Laundry; Necessities; Case Management and Connection to County Services
- b. Street Outreach Developing a team approach to meet neighbors where they are. Develop relationships, provide necessities and encourage them to engage in other services.



# TAHOE TRUCKEE COMMUNITY ALIGNMENT

## 3. Expand shelter beds and non congregate options

- a. Emergency Warming Center: **Seasonal November - April** Open on the most severe weather triggered nights 6pm-7am **Services Provided:** Meals; Warm safe place to sleep; Necessities; Case Management
- b. RFP for non congregate shelter: January 2022



# TAHOE TRUCKEE COMMUNITY ALIGNMENT

## 4. Increase housing stock

### a. Brown Bear Studios (7 Pines Motel)

- i. Homekey Project with Placer County & AMI Housing, Inc
- ii. 12 units of supportive housing
- iii. Rehabilitation in progress - waiting for final plans and approval of additional funding

### b. Homekey Project Truckee:

- i. Nevada County, AMI Housing, Inc are working with Town of Truckee for a location to provide PSH



# TAHOE TRUCKEE COMMUNITY ALIGNMENT

## 5. Collaborate and Functional Zero

- a) **RAPID REHOUSING & HOUSING SUPPORT:**  
Case managers are focused on helping newly homeless neighbors back into housing quickly.
- b) Improved data collection through comprehensive use of HMIS
- c) NTTHS participates in a weekly Housing Resource Team to case-conferencing people on our “By Name List”
- d) Point in Time Count - January 2022
- e) Reach functional zero for veteran and chronic homelessness by 2025



# PARTNER UPDATES HOUSING EFFORTS

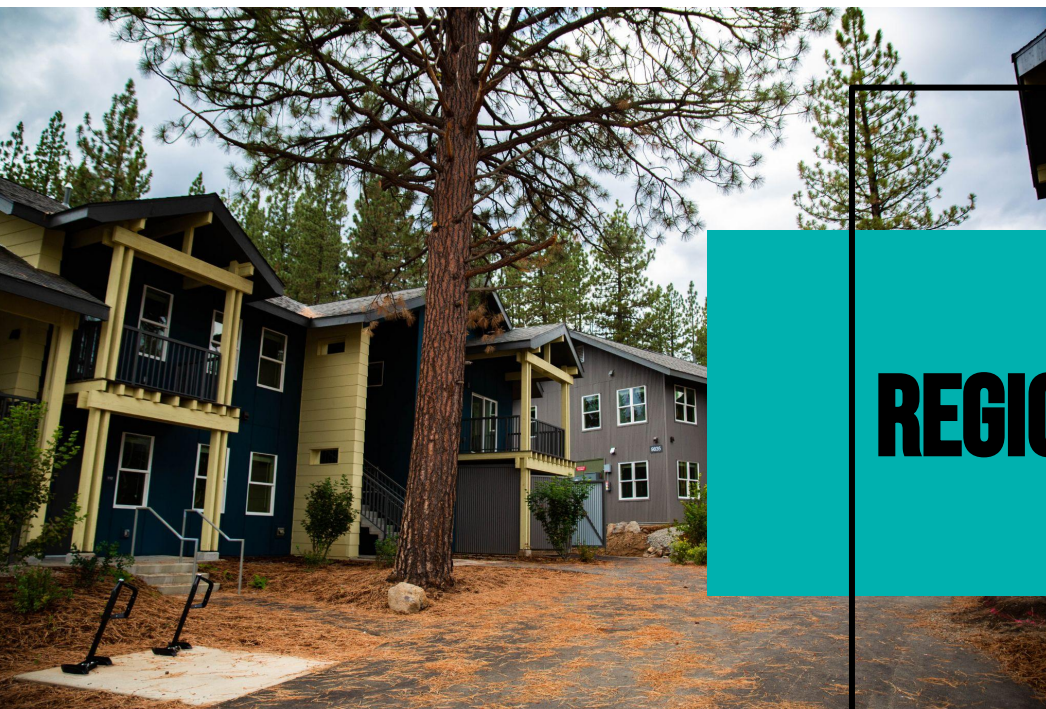


**BREAK  
RETURN AT 9:35**





# WHAT HAS CHANGED IN FIVE YEARS?



**REGIONAL CAPACITY BUILT**



# REGIONAL HOUSING IMPLEMENTATION PLAN

**STACY CALDWELL, TAHOE TRUCKEE  
COMMUNITY FOUNDATION  
STEVE FRISCH, SIERRA BUSINESS COUNCIL**



# REGIONAL HOUSING IMPLEMENTATION PLAN: 3 PARTS

- **Housing Needs Data**
- **AHA Process**
  - **Housing Action Inventory**
  - **Site “Pitch” Sheets**
- **HUB Concept**



# HOUSING NEEDS ASSESSMENT

## REGIONAL UNMET HOUSING NEED



### Totals For Sub-Geographies:

#### Resident Workforce Households

Truckee: 2,469  
East Placer: 1,847  
East Nevada (non-Truckee): 377

#### In-Commuter Households

Truckee: 1,618  
East Placer: 1,229  
East Nevada (non-Truckee): 670

#### Seasonal Workers Households

Truckee: 627  
East Placer: 469  
East Nevada (non-Truckee): 179

#### Homeless

Truckee: 28  
East Placer: 16  
East Nevada (non-Truckee): 0

# HOUSING NEEDS ASSESSMENT







# HOUSING NEEDS ASSESSMENT- WHAT'S NEXT

- **Additional disaggregated data of current assessment for DEI**
- **Methodology for annual update**



# ACHIEVABLE HOUSING FOR ALL - AHA PROCESS

THE AHA PROCESS BEGINS WITH...  
...The Housing Readiness Triangle

- A way to think about “readiness”
- A process to build “readiness”





# ACHIEVABLE HOUSING FOR ALL - AHA PROCESS





	Placer County	Nevada County	Town of Truckee	TRPA	TTWHA
Housing Action Tool	Existing Program Impact (low, medium, high)	Existing Program Impact (low, medium, high)	Existing Program Impact (low, medium, high)	Existing Program Impact (low, medium, high)	Existing Program Impact (low, medium, high)
A. Increase Overall Supply of Housing; Increase Supply of Achievable Local Housing					
1: Development Readiness					
2: Project Review and Approval Streamlining					
3: Reducing Development Costs and Risks					
4: Community Engagement					
5: Public Land Offering					
6: Leverage Regional Coordination					
7: Financial and Regulatory Incentives					
B. Preserve and Expand Access to Existing Housing Supply					
1: Rehabilitation Loans/Grants					
2: Increase Inventory of Long-term Rentals					
3: Acquisitions					
4: Anti-Displacement					
C. Identifying Funding, Financing, and Administrative Efficiency					
1: Obligations on New Development or Reuse					
2: Private Activity Bonds					
3: Taxes					
4: Tax Increment Financing Tools					
5: Community Funding					
6: Fair Housing					

# ACHIEVABLE HOUSING FOR ALL (AHA) PROCESS PITCH SHEETS

## BROCKWAY PARCEL

### GENERAL SITE INFORMATION

<b>Parcel APN</b>	019-470-009/019-470-000
<b>Parcel Address</b>	111496 Brockway Road
<b>Acreage</b>	0.92 acres (388,555 Sq. Ft.)
<b>Zoning</b>	Town of Truckee - RM-10 (Residential Multi-Family 10 units per acre)
<b>General Plan</b>	Truckee
<b>Fire District</b>	Truckee
<b>Water District</b>	Truckee Donner Public Utility
<b>Public Utility (Gas)</b>	Southwest Gas
<b>Public Utility (Electric)</b>	Truckee Donner Public Utility
<b>Park District</b>	Truckee Donner
<b>Regulatory Agencies</b>	Town of Truckee

### SPECIFIC SITE INFORMATION

<b>Maximum Site Coverage</b>	50% maximum
<b>Open Space Requirement</b>	30% or in compliance with 19.46, whichever is greatest.
<b>Maximum Building Height</b>	35 ft. or 3 1/2 stories, whichever is less
<b>Minimum Setback Requirements</b>	
<b>Front</b>	20 ft.
<b>Sides</b>	30 ft.
<b>Street side</b>	30 ft.
<b>Rear</b>	30 ft.
<b>Between structures</b>	As required by Town Bldg. Code

### ADDITIONAL CONSIDERATIONS

- Site contains approximately 2 acres of wetlands
- Access to site will need off site improvements



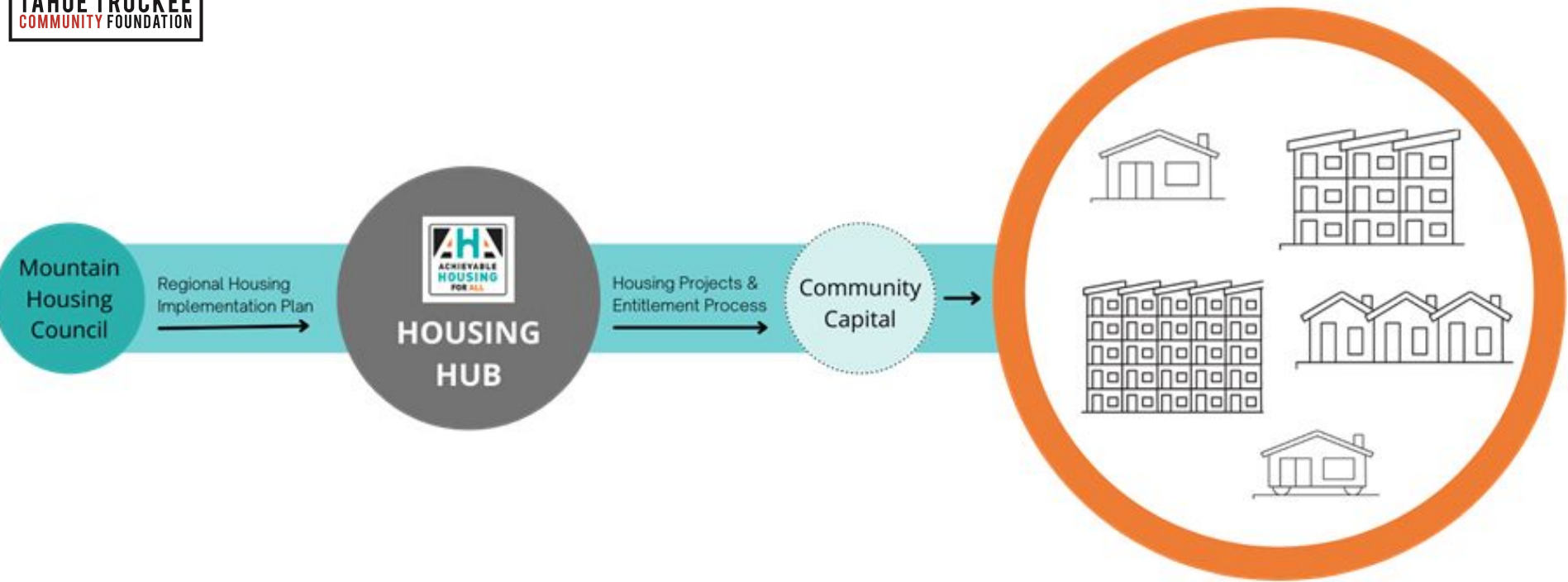
### INCENTIVES AND FINANCING

Incentives	Financing
Limit studies to state requirements	Deed Restriction Purchase Programs
Density bonus	Down payment assistance programs
Inclusionary housing standards	Publicly financed land donations
Dwelling unit equivalency calculation	Publicly financed off site improvements
Parking standards	Low interest public financing
Set back standards	Low interest private financing (community capital)
Road width standards	
Increase Floor Area Ratio (or coverage in the Basin)	
Fee waivers	
Process streamlining	





# HOUSING HUB



# HOUSING HUB

## Provide Technical Assistance

Work directly with developers to match interest with sites, match product to cohort and needs, help navigate the development process, negotiate concessions and incentives, and help secure entitlements.

## Manage Programs

Strategic suite of contracted program management could include ADU, DPAP, Deed Restriction, Rental Assistance, Anti Displacement, etc.

## Access Capital

Work directly with developers on securing sources of public and private capital

## Intermediary

Hold land, property, or dollars for deployment on projects or programs



HOUSING  
HUB



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## AHA Pitch Sheets



great idea.

this is amazing

Would like to see a mixed income  
senior community development.

AHA Pitch Sheets - The various incentives and funding options should also





# PUBLIC COMMENT





# PUBLIC COMMENTS: 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

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

