



**Mountain Housing Council Quarterly Meeting Summary**  
**October 22, 2021, 8:00 - 11:00 AM**

**Meeting Purpose:** To refer to the housing capacity (programs, dollars, and leadership) built in the region over the past 5 years and to transition our thinking to implement a regional housing plan.

Topic	Discussion	Action Items
<b>MHC July Meeting Next Steps:</b> Achievable Local Housing Definition	<ul style="list-style-type: none"> <li>MHC partners adopted a new definition of <a href="#">Community Achievable Housing</a> that is flexible to changing market factors and to local jurisdiction need.</li> </ul>	
<b>MHC July Meeting Next Steps:</b> Emergency Proclamation Regarding Housing	<ul style="list-style-type: none"> <li>After the July meeting, MHC partners supported moving forward with an <a href="#">Emergency Proclamation Regarding Housing</a> in order to continue to spread awareness of the diverse housing needs our region is facing.</li> </ul>	
<b>MHC July Meeting Next Steps:</b> Emergency Actions Update	<ul style="list-style-type: none"> <li>MHC staff reported on several specific action items from the summer emergency meeting and the progress that has been made by partners.</li> </ul>	
<b>Policy Working Group Update:</b> Brittany Benasi Government and Community Affairs Director Sierra Business Council	<ul style="list-style-type: none"> <li>MHC has made progress on its key policy goals.               <ul style="list-style-type: none"> <li>Built political identity and influence with statewide housing coalitions (Housing Now! &amp; California Coalition for Rural Housing, etc.)</li> <li>Didn't see the full year extension of the eviction</li> </ul> </li> </ul>	<b>Future Meetings:</b> <ul style="list-style-type: none"> <li>November 22, 2021</li> <li>January 24, 2022</li> <li>February 28, 2022</li> <li>March 28, 2022</li> </ul> <b>ACTION:</b> MHC Partners are encouraged to leverage their existing institutional efforts with lobbyist and advocacy efforts to elevate the

	<p>moratorium but did see the government make a commitment to fully refund and backfill all lost landlord revenue. Tenants have until March 22, 2022 to apply for assistance.</p> <ul style="list-style-type: none"> <li>○ Historic 2021-22 California State Budget for Housing and addressing homelessness.</li> <li>○ The Policy Working Group weighed in and supported SB9 and SB 10 which will take effect Jan 1, 2022. These bills change zoning to make it easier to build more housing units. Local jurisdictions maintain discretionary control and there is little anticipated impact in our community.</li> <li>● What's ahead <ul style="list-style-type: none"> <li>○ a balanced approach to wildfire risk reduction with housing inventory.</li> <li>○ Closely tracking a potential reform to CA Fair Plan Reform</li> <li>○ Increasing infill/housing density</li> <li>○ State looking to incentivize carbon neutral affordable housing development plans</li> </ul> </li> </ul>	<p>MHC Policy Agenda for our region.</p> <p><b>ACTION:</b> MHC Partners are encouraged to personally participate in the state legislation that looks to regulate housing inventory in Wildland Urban Interface (WUI) regions. Decisions will directly impact our community and our voices should shape those state efforts.</p>
<p><b>Housing Funders Network Update:</b> Heidi Volkhardt Allstead Executive Director Martis Fund</p>	<ul style="list-style-type: none"> <li>● The Housing Funders Network (HFN) provides local level coordination and alignment of community capital for housing.</li> <li>● The HFN reviewed two project proposals in Placer and Nevada</li> </ul>	

	<p>Counties. One project has secured partner funding.</p> <ul style="list-style-type: none"> <li>• The HFN met with the Placer Housing Trust to better understand the model and potential to expand into the western portion of the County.</li> </ul>	
<p><b>Supportive Housing and Homelessness Working Group:</b> Cathie Foley, Director North Tahoe Truckee Homeless Services, AMI Housing Inc.</p>	<ul style="list-style-type: none"> <li>• Nevada and Placer County have made addressing homelessness a top priority</li> <li>• Cathie summarized our region's efforts in alignment with the 5 priorities of Nevada County's Plan to end homelessness (which is expected to be complete in spring 2022).</li> <li>• Funding to our region is tied to implementing the strategies in both County Plans.</li> </ul>	<p><b>ACTION:</b> Partners suggested brainstorming ways to support the Homeless Count effort for people who are not accessing services, for example the workforce living in their cars for the upcoming Point in Time Count.</p> <ul style="list-style-type: none"> <li>○ In early December, there should be more information available for partners to assist in count. <b>MHC staff will notify Partners to help capture an accurate count.</b></li> </ul> <p><b>ACTION:</b> At MHC's next quarterly meeting, this group will share more about the demographics of persons experiencing homelessness and address the transient nature of this population and community responsibility.</p>
<b>Partner Updates</b>		
<p><b>Truckee Chamber of Commerce</b> Chris Fajkos, Board Member Emily Vitas, Board Member</p>	<ul style="list-style-type: none"> <li>• Hosted the 68th Annual Truckee Chamber of Commerce Awards on September 24, 2021.</li> <li>• Moving forward with a strategic planning process, which will. <ul style="list-style-type: none"> <li>○ Review advocacy policy</li> <li>○ And address how to play a larger part in workforce housing.</li> </ul> </li> </ul>	<p><b>ACTION:</b> Chamber to visit with MHC staff to explore more intentional housing effort.</p>
<p><b>Placer County</b> County Supervisor Cindy Gustafson; Lindsay</p>	<ul style="list-style-type: none"> <li>• Joined the Truckee Tahoe Workforce Housing Agency, sworn in Oct. 20th as new partners.</li> </ul>	

<p>Romack, District Director; Shawna Purvines, Deputy Director; Emily Setzer, Associate Planner</p>	<ul style="list-style-type: none"> <li>• Tuesday, 10/26, Board of Supervisors (BOS) will receive an update on Dollar Creek Crossing.</li> <li>• Housing code amendments were approved by the Planning Commission on October 7th and will go to the BOS on Nov 16th. Amendments include tiny homes, small lo, cluster developments and mixed use.</li> <li>• Participated in the ribbon cutting ceremony with the Town of Truckee, Nevada County, and state officials to celebrate 288 units of new housing on October 1st.</li> <li>• Working with TRPA tp to make ADUs easier to build in the Basin.</li> <li>• Launched an online zoning platform on Sept. 13th.</li> <li>• Working on short-term rental ordinance updates that will go before BOS in December and hopefully be adopted before the March 31, 2022 deadline. Contracted Bay Area Economics to study the inflationary pressures on housing.</li> <li>• Workforce Housing Preservation program has ten applicants in the que.</li> <li>• Placer County is setting up a task force with cities and consultants to look for a location to host a Campus of Hope.</li> <li>• Exploring safe camping locations with Supervisor Bullock of Nevada County for next summer.</li> </ul>
<p><b>Community Collaborative of Tahoe Truckee</b> Alison Schwedner, Program Director</p>	<ul style="list-style-type: none"> <li>• Recently completed a <a href="#">Behavioral Health Landscape and Road Map</a>- an assessment of gaps and opportunities for services in our region. There are a number of key findings that will be shared with the community in the near future. <ul style="list-style-type: none"> <li>◦ When looking at root causes for all key issues, lower wages, housing security, high cost of living are consistent toxic stressors for our community.</li> </ul> </li> </ul>
<p><b>Tahoe Truckee Workforce Housing Agency</b> Emily Vitas, Executive Director</p>	<ul style="list-style-type: none"> <li>• Welcomed Town of Truckee, Nevada County, and Placer County as new member agencies to the TTWHA. <ul style="list-style-type: none"> <li>◦ With this addition, the TTWHA represents 2,500 employees across 7 public agencies.</li> </ul> </li> <li>• Continue to advance work on workforce housing development on agency site, down-payment assistance program, and potential master leasing agreement.</li> <li>• Having conversations around how its member agencies can help the general public in addition to their own employees.</li> </ul>
<p><b>Town of Truckee</b> Council Member David Polivy; Council Member Lindsay Romack; Jennifer Callaway, Town Manager; Yumie Dahn, Senior Planner; Seana Doherty, Housing Program Manager, Hilary Hobbbs, Assistant to the Town Manager</p>	<ul style="list-style-type: none"> <li>• Joined the Truckee Tahoe Workforce Housing Agency, sworn in Oct. 20th as new partners.</li> <li>• Hosted the ribbon cutting ceremony with Placer County, Nevada County, and state officials to celebrate 288 units of new housing on October 1st.</li> <li>• Sept 28th, Town Council adopted a temporary moratorium on the issuance of new short-term rental permits or registration certificates. This gives the staff time to form an advisory committee and conduct a study. The study findings will be brought to the Town</li> </ul>

	<p>Council for consideration in January. And an updated report will be considered by Council on 10/26 as well as a proposed extension of the temporary moratorium through June of 2022 to allow for time to complete the study process.</p> <ul style="list-style-type: none"> <li>● On October 19th, the Planning Commission reviewed the Innovative Gateway strategy and applications of mixed use or higher density. The Town Council will consider the Planning Commission's recommendations on October 26th.</li> <li>● On October 19th, the Planning Commission also looked at the land use alternatives as part of the general plan process. There will be a special meeting on October 25th to provide further recommendations on all the focus areas identified in the general plan process.</li> <li>● On October 19th, the Planning Commission reviewed the Estates Meadows Project, a 30 unit affordable housing project by the Rodeo grounds. Due to potential concerns with nearby wetlands, the item will be continued on November 16th.</li> <li>● The Council voted to expand the Workforce Housing Rental Grant program, which provides incentives to homeowners to rent to locals. So far, there have been 40 homes in the program and 63 locals housed.</li> <li>● Coldstream Commons, 48 units by the Donner Memorial State Park for 60% AMI or lower, is struggling to fill units. Town is helping them with marketing.</li> <li>● The East Wing of the Truckee Artist Lofts is full. Expecting the Certificate of Occupancy for the West Wing in the next couple of weeks. There are a few slots open.</li> <li>● Frishman II is expected to open by the end of the year and is currently taking names for the waitlist.</li> <li>● 2 more projects in line going through the entitlement process that will bring another 77 units online, 8 of which will hopefully be supportive housing.</li> <li>● Working with BAE to formulate a Below Market Rate deed restriction program with two goals: to expand inventory and more proactively manage existing inventory. Town council will receive an update in Dec. and consider approval in January. Working in concert with Placer County to create a cohesive regional program.</li> </ul>
<p><b>Landing Locals</b> Kai Frolich, Co-Founder and Chief Impact Officer</p>	<ul style="list-style-type: none"> <li>● New MHC partner.</li> <li>● Expanded grant guidelines for the Truckee Workforce Housing Rental Grant Program in partnership with the Town of Truckee</li> <li>● Expanded Landing Locals program to Breckenridge and Summit County.</li> <li>● Beginning in January will launch a new grant program in S. Lake Tahoe.</li> </ul>
<p><b>Regional Capacity Built: A Timeline</b></p>	<p>Regional Capacity has expanded over the past 5 years with new projects, programs, and</p>

<p>What has changed in 5 years?</p>	<p>leadership. Here are some of the milestones.</p> <ul style="list-style-type: none"> <li>● <b>Strengthened Partnerships:</b> Beginning in 2016, Truckee, Placer County, and Nevada County came together to collaborate on regional housing needs for the first time through the Housing Needs Assessment study. The study was a catalyst for TRPA to focus on housing throughout the Basin. Additionally in 2019, Landing Locals launched and in 2020 expanded their programs based on blending private and public capital. Private and public partnerships have also enabled affordable housing projects to be built. <ul style="list-style-type: none"> <li>○ New housing positions created at the TRPA and Truckee expand housing opportunities.</li> <li>○ TRPA's Tahoe Living Group in 2019 identified housing priorities as part of the Living Working Group.</li> <li>○ The Truckee Tahoe Workforce Housing Agency was formed in 2020.</li> </ul> </li> <li>● <b>Greater Financial Resources:</b> After the 2016 Housing Needs Assessment, TTCF launched the Housing Solutions Fund (partnership with private philanthropy to fund 3 projects- Landing Locals, Truckee Artist Lofts, and currently a project at Donner Lake). Martis Fund has provided over \$1M for rental assistance and homeless support as well as project support to Truckee Artist Lofts, Frishman Hollow II, MeadowView Place, and Pacific Crest Commons. In 2018, The Town of Truckee Council prioritized housing with authorizing \$2M of General Funds for housing, launching innovative housing programs to become more proactive to housing issues. They also passed Measure K in 2020 to dedicate dollars for housing.</li> <li>● <b>New Programs:</b> In 2016, Martis Fund launched its Down Payment Assistance Program (to date- supported over 50 families with \$2M in support). In 2017, TTCF launched MHC. Recently, the Martis Fund has committed \$1M to a deed-restriction purchase program in partnership with Placer County.</li> <li>● <b>Changes in Policy</b> <ul style="list-style-type: none"> <li>○ Over the last 3-5 years there has been a cultural shift in Placer County to a Housing First model.</li> <li>○ Placer County and TRPA produce code amendment changes in 2020/2021.</li> </ul> </li> <li>● <b>New Projects:</b> The recent unveiling of 288 units between Placer County and the Town of Truckee is the result of years of work, blending policy, financing and partnerships together.</li> </ul>
<p><b>Regional Housing Implementation Plan High Level Overview</b></p>	<p>Stacy provided partners with a high level recap of the Regional Housing Implementation Plan (RHIP) elements.</p> <p>There are 3 main parts to the RHIP.</p> <ol style="list-style-type: none"> <li>1. <b>Updated Housing Needs Data.</b> We now have the methodology and plan to update the</li> </ol>

	<p>Housing Needs Assessment with disaggregated data on an annual basis. This will inform the Housing Hub on where different housing types are needed.</p> <p>2. <b>Achievable Housing fo All (AHA) Process.</b> The AHA Process begins with building readiness at the community (outreach and education), jurisdiction (site selection and due diligence), and developer level (incentives, financing, and site development). This process includes the use of pitch sheets, a tool that uses the Housing Action Inventory to inform developers of the possible resources, incentives and limitations on specific sites. The Housing Action Inventory tool will need to be maintained to stay current with jurisdictional actions.</p> <p>3. <b>The Housing HUB framework.</b> An entity, or entities, that would create housing readiness in partnership with the regulatory agencies, developers, and the community. It would manage the annual data pull, ongoing tracking of jurisdictional actions, provide developer technical assistance and access to capital for sites already identified as “ready”.</p>	
<p><b>Regional Housing Implementation Plan Partner Reflections</b></p>	<p>What stands out/What surprised you?</p> <ul style="list-style-type: none"> <li>● Seeing application to pitch sheets.</li> <li>● As a region, our capacity has grown and we are now in the “brick and mortar” phase.</li> <li>● Commend the process for showing the problem and showing solutions.</li> <li>● “Housing readiness” triangle is really helpful.</li> <li>● Community visioning is extremely important.</li> </ul> <p>What questions or concerns does this raise for you?</p> <ul style="list-style-type: none"> <li>● The ongoing ability to maintain information on the Housing Action Inventory tool inventory and the pitch sheets moving forward, especially between different jurisdictions when ordinances and guidelines are changing frequently. Could result in communication breakdown with developers.</li> <li>● Ensuring that pitch sheets are employed at the right time with the</li> </ul>	

	<p>community and don't usurp jurisdictional regulations/public process - balance "readiness" between jurisdiction, community, and developers.</p> <ul style="list-style-type: none"> <li>● Jurisdictional capacity</li> <li>● Opportunity to galvanize the private/business sector. It feels like this cohort is being left behind/out. What is the role of the Chamber?</li> <li>● Relationship between Hub and MHC. <ul style="list-style-type: none"> <li>○ We are at a watershed moment of regional growth of capacity and we need to be strategic in the next 18 months, as MHC, to put the right energy into the right things.</li> </ul> </li> <li>● How do we make sure the Housing Hub isn't already duplicative of what is already being done? Recommend mapping exercise.</li> </ul> <p>How do you see using this work individually within your organization or collectively?</p> <ul style="list-style-type: none"> <li>● Moving housing work (needs assessment, achievable framework and bridge, etc.) in alignment with partners. Frame up how jurisdictional work rolls up into collective action regionally and at the state level to leverage funding.</li> <li>● Tell our collective story.</li> </ul>	<p><b>ACTION:</b> Capacity mapping exercise with core agencies to ensure that efforts aren't duplicate and that we are aligning collectively.</p> <p><b>ACTION:</b> United for Action volunteered to be part of community outreach. MHC staff to meet and brainstorm how we can translate this message to the community.</p> <p><b>ACTION:</b> MHC to begin to develop a business plan for the Hub.</p>
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**Meeting Attendees**

Alison Schwedner, Community Collaborative of Tahoe Truckee  
Amy Klylberg, Northstar/Vail Resorts  
Annie Rosenfeld, Tahoe Truckee Community Foundation  
Beth Tanhoff, Donner Summit Association  
Bill Austin, Tahoe Truckee Community Foundation  
Brett Williams, North Lake Tahoe Resort Association  
Brittany Benesi, Sierra Business Council  
Caroline Craffey, Tahoe Truckee Community Foundation  
Cathie Foley, North Tahoe-Truckee Homeless Services- Community Member  
Chase Janvrin, Tahoe Prosperity Center  
Chris Fajkos, Truckee Chamber of Commerce  
Supervisor Cindy Gustafson, Placer County  
Clare Novak, United for Action  
Clare Stumpf, Community Member  
Colleen Dalton, Visit Truckee-Tahoe  
Daly Mather, Community Member  
Council Member David Polivy, Town of Truckee  
Dave Wilderotter, Community Member  
Edward Cheung, Community Member  
Elizabeth White, Community Member  
Emily Setzer, Placer County  
Emily Vitas, Truckee Tahoe Workforce Housing Agency  
Fred Ilfeld, Olympic Valley Public Service District  
Supervisor Hardy Bullock, Nevada County  
Heidi Volkhardt Allstead, Martis Fund  
Hilary Hobbs, Town of Truckee  
Issac Landman, Town of Truckee  
Jackie Calvert, Community Member  
Jason Mack, Community Member  
Jennifer Callaway, Town of Truckee  
Jennifer Scharp, Palisades Tahoe  
John Falk, Tahoe Sierra Board of Realtors  
Kai Frolich, Landing Locals  
Karen Fink, Tahoe Regional Planning Agency

Katie Victor, Vail Resorts  
Kristi Thompson, Contractors Association of Truckee Tahoe  
Council Member Lindsay Romack, Town of Truckee  
Michelle Martland, Tahoe City Public Utility District  
Mischa Gentry, Community Member  
Nancy Costello, Community Member  
Natalie Yanish, Community Member  
Paul Bancroft, Sierra Community House  
Peter Fenolio, Contractors Association of Truckee Tahoe  
Rick Stephens, Truckee Tahoe Airport District  
Sache Cantu, Tahoe Truckee Community Foundation  
Scott Keith, Scott Keith Design Group- Community Member  
Seana Doherty, Town of Truckee  
Shawna Purvines, Placer County  
Stephanie Holloway, Placer County  
Stacy Caldwell, Tahoe Truckee Community Foundation  
Steven Frisch, Sierra Business Council  
Sue Daniels, North Tahoe Public Utility District  
Thomas Murphy, Martis Fund  
Yumie Dahn, Town of Truckee