



Mountain Housing Council Quarterly Meeting Summary
January 28, 2022, 8:00 - 11:00 AM

Meeting Purpose: To update partners about ongoing work and strategically set direction for future work.

Topic	Discussion	Action Items
<p>I. Community Storytelling</p> <p>Telluride Temporary Winter Community Housing Program (van life accommodations) ~David Nepsky, Public Information Officer</p>	<ul style="list-style-type: none"> David Nepsky provided an overview of the Town of Telluride’s temporary winter community housing pilot program, which provides 9 safe parking spots in town, plus amenities, to its income-qualifying workforce for a small monthly fee. 	<p>David will join MHC’s Speaker Series on March 16 at 4 PM. Learn more and register in advance.</p>
<p>II. Statewide Policy Working Group</p> <p>Steve Frisch President, Sierra Business Council</p>	<ul style="list-style-type: none"> Steve provided an overview of the Governor’s FY 22-23 proposed budget and its potential impact on MHC priorities. <ul style="list-style-type: none"> Revenue forecasts are strong, with ~\$45B surplus expected. “Gann Limit” requires surplus revenue to be returned to taxpayers unless spent on capital improvements Current legislature likely to invest excess revenue in housing & infrastructure for one-time funding investments. MHC is working on state & federal adv. coord. between jurisdictions & legislative opportunities in 2023-2024. 	

<p>III. Housing Funders Network Update</p> <p>Heidi Volkhardt Allstead Executive Director Martis Fund</p>	<ul style="list-style-type: none"> • Heidi provided an overview of one project reviewed by the Funders Network which faced challenges in securing flexible, nimble capital & obtaining fire insurance - a barrier for a number of developers. 	
<p>IV. Supportive Housing and Homelessness Working Group</p> <p>Cathie Foley, Director North Tahoe Truckee Homeless Services, AMI Housing Inc.</p> <p>Jazmin Breaux Program Manager Tahoe Truckee Health and Human Services</p>	<ul style="list-style-type: none"> • 26 individuals have been housed since January 2021, representing a 50 percent reduction in those experiencing homelessness in our region. • The storms at the end of December resulted in 38 people being stranded and in need of shelter. NTTHS is working with leaders to troubleshoot future strategies. • 2/24 - 3/4/22, our community will be making every effort to connect with individuals who are unsheltered the night of 2/23. For the purpose of this effort, unsheltered individuals will be defined as persons sleeping in their vehicle (which can be a car, van, RV, or truck), the woods or outdoor encampment, or any other location not meant for full-time living (such as an abandoned building, bus stop, emergency shelter, etc.). Individuals staying with friends or "Couch Surfing" will not be counted in these efforts. • Our unhoused workforce has been historically challenging to engage in our annual Point in Time Counts. We also recognize that regional numbers of those experiencing homelessness may have increased due to our local housing crisis and pandemic hardships. 	<p>Contact kristina@ttcf.net if you would like to help with Point in Time Count efforts this year by distributing information to your employees.</p>

<p>V. Jurisdictions</p> <p>Stacy Caldwell CEO Tahoe Truckee Community Foundation</p>	<ul style="list-style-type: none"> • In the last quarter, MHC began conveying jurisdictional representatives from Nevada and Placer County, Truckee, and the TRPA. • The group is determining how to best engage a cross collaboration of lobbyists on our region's behalf and establish a Tiger Team to explore emergency housing initiatives. 	
<p>VI. Employers Housing Network</p> <p>Dave Wilderotter Owner Tahoe Dave's</p>	<ul style="list-style-type: none"> • The Employers Housing Network is open to private business employers and meets monthly to coordinate and brainstorm ideas to create workforce housing. 	
<p>VII. MHC Speaker Series</p> <p>Tara Zuardo Director Mountain Housing Council</p>	<ul style="list-style-type: none"> • Content for MHC's upcoming Speaker Series will focus on the nexus between the climate and housing crisis, emergency housing solutions, and alternative building concepts. 	<p>Register in advance for MHC's Speaker Series and watch past recordings here.</p>
<p>VII. MHC: Moving Forward</p> <p>Breakout Sessions:</p> <ul style="list-style-type: none"> • Emergency Workforce Housing • Advancing a regional entity or "Hub" 	<p>Emergency Workforce Housing:</p> <ul style="list-style-type: none"> • Palisades Tahoe is partnering with the US Forest Service to create a RV/camping pilot program along Hwy 89 for employees during the winter. • There are currently independent study students at Rideout Elementary, but this site could potentially provide temporary housing because it has kitchens, bathrooms, etc. • Supervisor Bullock created a foundtable ("Convene, Champion, and Catalyze, or "CCC") to tackle the impacts of heavy seasonal visitation, but group also discusses housing • Recommendation: Form a tiger team to: 	<p>Email kristina@ttcf.net if you would like to participate on the Tiger Team to advance a regional entity, or the "Hub" concept</p> <p>Email tara@ttcf.net if you would like to join the team working on emergency workforce housing initiatives.</p>

	<ul style="list-style-type: none"> ○ Identify and apply for funding ○ Leverage lessons from Palisades, Telluride, and other pilot programs ○ Identify locations (like Rideout and others) that would be suitable to house a pilot program ○ Put forth proposal to relevant jurisdiction (based on location) kickstart pilot program <p>Advancing a Regional Entity or “Hub”:</p> <ul style="list-style-type: none"> ● This group recommends a Tiger Team to oversee a pilot launch in the next 18 months to: <ul style="list-style-type: none"> ○ identify 7 additional “ready” sites (in addition to the 3 already identified in MHC’s RHIP) or locations wanted/vetted by community, jurisdictions, and developers which, in sum, provide a work plan for the HUB. 	
<p>Partner Updates</p>		
<p>Placer County County Supervisor Cindy Gustafson Emily Setzer, Associate Planner</p>	<ul style="list-style-type: none"> ● Placer County’s Workforce Housing Preservation Program has increased the purchase price it pays homebuyers towards a down payment from 15 to 16% in exchange for deed restriction (based on funds and capped at \$150K). The program has approved 13 applicants. ● Hopkins Village has 10 units under contract. Townhomes are expected to open in Spring/Summer of 2022. ● Meadow View Place is open and is currently accepting applications. 	

	<ul style="list-style-type: none"> • Coordinating with CA Conservancy on potential purchase of land to build achievable housing. • Zoning text amendments to the Tahoe Basin Area Plan which include housing updates are expected to go to the Board of Supervisors for approval in late summer/early fall. • The ADU program has received 22 E. Placer County applications and has issued 10 permits with a handful in the Basin • Continuing to work with Housing Trust Placer to find ways for flexible funding options • On 1/25, the Board of Supervisors approved revisions to repeal previous STR ordinance – notable changes include capping permits at 3,900 (number operating at pre-pandemic), increased fines (lowest are \$1500 highest is \$5000), additional requirements on fire inspections, and increasing hours for quiet time.
<p>Tahoe Truckee Workforce Housing Agency Emily Vitas, Executive Director</p>	<ul style="list-style-type: none"> • The housing agency is in its second year and starting to see progress and also recognizing that its model might need to shift to serve the larger community. This will be discussed at a March 16th Board Retreat. • Hired Jaquelin McCoy as Program Manager. • Working on a down payment assistance program that layers onto programs already in place. It would be an opt in program. Member agencies could choose to participate. Will go to the Board in February. • The agency comprises 7 agencies and 2,300 employees. • In November started a new long-term rental pilot program. It is an incentive model that involves unlocking homes outside of the Town of Truckee for employee use first and if no match then it opens up to the general public. • Looking at developing sites for employees and beyond.
<p>Town of Truckee Hilary Hobbbs, Assistant to the Town Manager</p>	<ul style="list-style-type: none"> • ADU loan and grant programs guidelines completed and launched in Dec. • The Below Market Rate program went to Town Council in December for feedback. Currently finalizing the draft. It will return to Council in March/April and is expected to launch this summer. • In January, the Town Council approved \$1M to support Pacific Crest Commons and started to put a framework together to evaluate future funding requests. The Council is focused on supporting projects in the 80-195% AMI range while continuing to support lower income projects under 80% AMI. • The Town received over 2,300 feedback responses on its STR survey. The town was looking for input on 3 recommendations- to establish a permit cap at or less than the current amount, to establish a waiting period to register for a permit after a home is purchased, and to phase out short term renting in multi-family units. The Town Council will review the ordinance on Feb 8th. The Town hopes to have a new ordinance in place by the temporary moratorium expiration in June. • Seana Doherty is leaving her position as Housing Program Manager. She will work

	part-time to help with transition. Please share the vacancy posting with your networks.
Nevada County Mike Dent, Director of Housing and Child Support Services	<ul style="list-style-type: none"> • Nevada county submitted a No Place Like Home grant application with the developers of Pacific Crest Commons for \$2.6M. • The US Forest Service is putting camping restrictions on HWY 20 to reduce fire risk. • Nevada County is taking options to the Board of Supervisors in late March/early April regarding mobile home park regulations. A draft report and survey results indicate 15 mobile home parks/campgrounds and 1,200 units county-wide.
Sierra Community House	<ul style="list-style-type: none"> • Seeing an upward trend of community members in need of rental assistance and receiving 3-day evictions • Seeing mobile home owners who need assistance with repairs due to late December storms..
Public Comment:	<ul style="list-style-type: none"> • Discussed the role of housing authorities and if any of our municipalities are exploring the use of housing authorities to acquire properties by offering the seller a capital gains exemption like the Housing Authority in Santa Barbara does. Placer County's Housing Authority has not exercised these types of provisions but is exploring how to expand.

Meeting Attendees

Alyssa Bettinger, Tahoe Regional Planning Agency
 Alison Schwedner, Community Collaborative of Tahoe Truckee
 Anne Rarick, Sierra Community House
 Beth Tanhoff, Donner Summit Association
 Bill Austin, Tahoe Truckee Community Foundation
 Brett Williams, North Lake Tahoe Resort Association
 Brittany Benesi, Sierra Business Council
 Carissa Connelly, Community Member
 Caroline Craffey, Tahoe Truckee Community Foundation
 Cathie Foley, North Tahoe-Truckee Homeless Services- Community Member
 Chris Fajkos, Truckee Chamber of Commerce
 Christy Lyle, Town of Truckee
 Supervisor Cindy Gustafson, Placer County
 Clare Novak, United for Action
 Dave Wilderotter, Community Member
 Elizabeth White, Sierra Sun
 Emily Setzer, Placer County

Emily Vitas, Truckee Tahoe Workforce Housing Agency
Fred Ilfeld, Olympic Valley Public Service District
Heather Benson, Town of Truckee
Heidi Volkhardt Allstead, Martis Fund
Hilary Hobbs, Town of Truckee
Jackelin McCoy, Tahoe Truckee Workforce Housing Agency
Jaime Haddad, Martis Camp
Jazmin breaux, Tahoe Truckee Health and Human Services
Jennifer Callaway, Town of Truckee
Jennifer Scharp, Palisades Tahoe
Jerusha Hall, Vail Resorts, Northstar
Jill Sanford, Sierra Business Council
Jim Porter, Community Member
John Falk, Tahoe Sierra Board of Realtors
John Hester, Tahoe Regional Planning Agency
Vice Mayor Lindsay Romack, Town of Truckee
Mike Dent, Nevada County
Nancy Costello, Community Member
Natalia DaSilva, Community Member
Paul Bancroft, Sierra Community House
Rebecca Bryson, Community Member
Rick Stephens, Truckee Tahoe Airport District
Sache Cantu, Tahoe Truckee Community Foundation
Scott Keith, Scott Keith Design Group- Community Member
Scott Zumwalt, Tahoe City Public Utility District
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
Steven Prescott, Community Member
Sue Daniels, North Tahoe Public Utility District
Teresa Crimmens, Sierra Community House
Thomas Murphy, Martis Fund
Victoria Prescott, Community Member
Yumie Dahn, Town of Truckee