



Mountain Housing Council Quarterly Meeting Summary
April 22, 2022, 8:00 - 11:00 AM

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

| Topic | Discussion |
|--|---|
| <p>Community Storytelling</p> <p>COHO Truckee Update Jan Holen, ~Managing Partner Lift Truckee janholan@gmail.com</p> <p>Timestamp: 0:04:45-0:18:10</p> | <p>Jan Holen provided an update on the CoHousing Truckee project- an 8-acre parcel purchased for cohousing by 20 families in Truckee along the Truckee River ~4.5 years ago. Cohousing is semi-communal housing consisting of a cluster of private homes and a shared community space. The CoHousing Truckee project is based on Nevada City Cohousing and Wolf Creek Lodge, a cohousing community in Grass Valley for seniors. There are currently 8 committed families in this project.</p> <p>Since purchase, there have been some challenges and iterations to the project:</p> <ul style="list-style-type: none"> • Group turnover: Over time, the family investors have changed due to time, costs, acute need for housing, etc. • Zoning: The Project plan does not align with zoning, as it is zoned for more units than planned for. Potential rezone in the Town of Truckee’s general plan • Upfront costs were quite expensive and ultimately it will likely be \$36MM to build 36 cohousing units • Current Progress: The group is focused on cleaning up the property and existing buildings and is fortunate to benefit from rental income to generate funding for ongoing costs • The project is now focused on building about 18-22 units of three-story flats and two-story end-units for local owners and renters. There will be no short-term rentals allowed |
| <p>HomeShare American River Justin Ellerby, ~Executive Director</p> | <p>HomeShare American River is a nonprofit that facilitates free fair lodging arrangements between homeowners and under-served individuals- providing screening, matchmaking, and active support. The organization addresses the housing crisis at the same time as addressing the in-home care crisis (for seniors and individuals with disability) by pairing tenants that can provide in-home care in exchange for lower rents/lodging. However, matchmaking is open to all members of the community.</p> <ul style="list-style-type: none"> • The matchmaking program began in May 2021 |

| | |
|--|---|
| <p>Homeshareameric anriver.org</p> <p>Timestamp: 0:18:30-0:28:12</p> | <ul style="list-style-type: none"> ● It currently operates in western Nevada and Placer Counties; however, the organization is interested in expanding to our region, but is constrained by volunteer matchmaker recruitment and volunteer time ● Contact Justin for more information or to suggest a volunteer matchmaker. <p>Justin Ellerby Executive Director, justin@homeshareamericanriver.org T: (916) 360-0074 / C: (530) 746-86</p> |
| <p>Partner Updates</p> <p>Placer County, Stephanie Holloway Tahoe Operations Manager</p> <p>Timestamp: 0:28:55-0:40:00</p> | <p>The Workforce Housing Preservation Program is a homebuyer assistance program designed to secure existing housing inventory for the local workforce. The program pays homebuyers up to 16% of the purchase price towards a down payment in exchange for a deed restriction to local workers. The program was approved in February 2021.</p> <p>In order to be more competitive in the housing market, staff are looking to refine the program & seeking feedback from the Board of Supervisors on proposed adjustments - tentatively scheduled for May 24th. Current considered changes include:</p> <ul style="list-style-type: none"> ● Removing some of the income limits on homebuyer and occupant eligibility ● Removing some previous homeownership exclusions ● Allowing a public/private partnership to advance some of the resources for the workforce - for example, allowing employer contributions into the program ● Looking at options to provide financial backing to allow cash offers <p>The new Short-Term Rental (STR) ordinance went into effect March 11, capping permits at 3,900. As of April 1st, new and renewal applications are being accepted.</p> <p>Upcoming Events & Opportunities:</p> <ul style="list-style-type: none"> ● May 5 @12pm: Join the Private Business Employers Network to learn about how private business/employers can get more involved in deed restricted housing. Click here to join the Zoom meeting ● May 10: The Board of Supervisors will have a workshop on housing amendments, these include initiatives and strategies around housing- small cluster developments, tiny homes, mixed-use elements ● May 24: Board of Supervisor Meeting. More information here ● Staff is teeing up to bring to the Board a Lease to Locals program similar to the Town of Truckee's Workforce Rental Grant Program. ● Dollar Creek Crossing project is still in the environmental review process. |

| | |
|--|--|
| | |
| <p>Town of Truckee Hilary Hobbs Assistant to Town Manager</p> <p>Timestamp: 0:43:05-0:49:35</p> | <p>The Town of Truckee Below Market Rate program just recently adopted program guidelines in March and is in the process of hiring a third-party administrator with hopes of launching the program this summer. The program adopted four different frameworks for deed restriction purchase:</p> <ul style="list-style-type: none"> ● Buyer Households: Offers qualified home buyers a down payment assistance grant in exchange for permanently deed restricting the home. ● Home seller/Existing Owner. The Town will provide compensation for a deed restriction at the point of sale. ● Truckee businesses: Local businesses will be allowed to participate to purchase and deed restrict housing for long-term rental. ● New Development: Incentivize builders to deed restrict additional units for local workers. ● Eligibility: Annual gross household income cannot exceed 245% Area Median Income (AMI). For new development, annual gross household income cannot exceed 180% AMI. Participants cannot have assets that exceed 30% of the home purchase. ● On April 18, Town Council had a budget workshop assigning TOT tax funds (as decided by Measure K) to housing. ● Town Council reaffirmed its support for the development of workforce housing as part of its work priorities ● On April 12, Truckee Town Council adopted an Short Term Rental ordinance. It will roll out this spring and caps the number of permits to 1,255. The ordinance will phase out STRs in ADU and multi family (MF) units, will require a one year waiting period after a home sells before it is eligible to begin the STR registration process, and it will increase penalties for illegal STRs. The deadline for renewal is May 15th. After the deadline, the town anticipates around 50-100 permits available for new registrants beginning June 13th. ● Workforce Rental Grant Program: Update and proposed FY 22-23 changes will go to the Town Council on 4/26. These changes include <ul style="list-style-type: none"> ○ Allow slight adjustments to increase grant amounts offered. Current amount depends on length of lease and number of people housed ○ Eliminate this 3–6-month rental tier. (Program has had 0 matches). Implement two tiers- seasonal (5-6 month) and annual lease term. ○ Administer a flat grant amount per individual housed ○ Note: New name change- <i>Lease to Locals</i> |

| | |
|--|--|
| <p>Tahoe Regional Planning Agency Alyssa Bettinger Senior Planner</p> <p>Timestamp: 0:51:07-1:05:30</p> | <p>TRPA's Tahoe Living Working Group reconvened March 30th and presented a proposal of changes to development standards. The proposal was informed by a proforma analysis by Cascadia that specifically looked at how to:</p> <ol style="list-style-type: none"> 1. Identify development standard barriers to workforce housing 2. Test the impact of alternative development standards for: maximum density, lot coverage allowances, and maximum height on three specific Tahoe Basin sites (S.Lake, Kings www.mountainhousingcouncil.org Beach and Incline Village). <p>You can view the full presentation of their analysis here. The consultants found that developers face the following challenges: (in order of impact).</p> <ol style="list-style-type: none"> 1. Max Density 2. Lot coverage allowance 3. Setback requirements 4. Parking requirements 5. Max height <p>As a result of the report, TRPA put together a proposal of changes to the development standards. All proposed changes require deed restriction of units. The Proposal addresses:</p> <ul style="list-style-type: none"> ● Density: Allow a minimum of three multi-family units on all parcels currently zoned for MF in the basin. ● Coverage: Allow property owners to build above base allowable for multi-family or ADUs. ● Height: Allow height to be measured from the average point of natural grade when deed restricted multi-family housing is built on a sloped parcel. Reevaluate roof pitch allowances for deed restricted multi-family developments to better accommodate energy efficiency needs and modern design. <p>Timeline: Currently in the Input process. Refining the proposal at the end of May with the Local Government and Housing Committee and with the Regional Planning Implementation Committee (RPIC) in June. And then environmental analysis and code amendments will begin.</p> |
| <p>Tahoe Prosperity Center Chase Janvrin Program Manager</p> | <p>The Tahoe Prosperity Center (TPC) began a housing partnership in 2018 and completed a South Shore Region Local Resident Housing Action plan in March of 2020. South Lake Tahoe now has 14 different housing programs, including one called tiny homes on wheels. Sugar Pine Village will bring 248 affordable</p> |

| | |
|---|--|
| <p>Timestamp: 1:05:30-1:12:50</p> | <p>units of housing to the region and is a partnership between Related California and Saint Joseph Community Land Trust</p> <p>TPC also coordinated the Washoe Tahoe Housing Partnership that resulted in the Washoe Tahoe Housing needs assessment for the Incline Village and Crystal Bay areas of Lake Tahoe in 2021. They are currently focused on reconvening the group and solidifying the message.</p> <p>As part of its Envision Tahoe, the Lake Tahoe Basin Prosperity Plan, TPC just published results of its biggest survey poll in the Basin. Key data points from the survey were:</p> <ul style="list-style-type: none"> ● Housing is the number one concern of residents, followed by transportation ● There has only been a 1% increase to housing stock over the past ten years. Meanwhile in 2020, the population increased 5%. Expect 2021 numbers are even bigger. <p>Read the full report here.</p> |
| <p>North Lake Tahoe Resort Association (NLTRA) Tony Karwowski, CEO</p> <p>Timestamp: 1:13:55-1:27:15</p> | <p>On April 1st, the funding source for NLTRA transitioned from being funded by Placer County TOT funds to becoming a Tourism Business Improvement District. The freed TOT funds (~\$4MM) will support transportation and housing projects. TBID will fund NLTRA's operating budget (7.6% of budget will go to economic development, transportation, and other opportunities (like housing)). This also marks a shift from tourism promotion to destination stewardship.</p> <p>Accompanying the new funding structure will be new advisory committees, including the NLTRA TOT Committee. This committee recommends to the Placer County Board of Supervisors on expenditure of TOT allocated for housing and transportation (2.1% TOT). Members appointed by NLTRA Board of Directors.</p> <p>NLTRA is currently seeking representation from workforce housing and transportation to serve on the committee. If interested, apply here.</p> |
| <p>Statewide Policy Working Group</p> <p>Steve Frisch President, Sierra Business Council</p> | <ul style="list-style-type: none"> ● Review the Policy Tracking spreadsheet to see the position MHC is taking on housing-specific bills. ● Planning a series of legislative meetings for the last week of April and first week of May. ● The Governor's May revised budget is due out May 10 with an estimated \$45B in surplus. <ul style="list-style-type: none"> ○ Anticipating a gas rebate bill of ~12B. ○ Revised budget is likely to allocate funding to items in the Statewide Action Plan. ○ \$5M one-time grant into the Infill Infrastructure Grant Program |

| | |
|--|---|
| <p>Timestamp: 1:39:25-1:54:00</p> | <ul style="list-style-type: none"> ● Challenge: Many state-wide organizations are focused on affordable housing and not on achievable. ● Watch the “Overview on the “Safer from Wildfires” Insurance Program here. MHC has reached out and asked to be considered for the pilot program. ● There is a piece of legislation that would fund pilots and so SBC thinks they might be waiting for the bill to pass the legislature before making assignments. |
| <p>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> <p>Timestamp: 1:54:00-2:11:35</p> | <ul style="list-style-type: none"> ● Brown Bear Studios in Kings Beach started rehabilitation construction; hopefully by winter there will be 12 units of supportive housing completed. This will be the first supportive housing project in our region. ● Church of the Mountains has extended the lease for the respite and emergency center until June 2023. Case management through this center has helped 99 individuals since January 2021. ● 39 individuals housed since January 2021 with 31 continuing to engage in case management support. These supports are crucial to keep them housed. ● Point in Time Count: Data will be finalized and sent to HUD by April 29. Press releases will be released with final numbers after data is validated by HUD. ● Placer and Nevada Continuum of Care (COC) are preparing for a series of grants, including HAP 2 & 3, which will mean millions of dollars for homelessness. Hopeful to continue securing funding. ● Nevada County is finalizing its homeless strategic plan. The plan will be available for review in the next few weeks. ● The No Place Like Home application for Pacific Crest Commons made it past the first phase. If secured, there will be 10 units of supportive housing in Truckee. |
| <p>Employers Housing Network</p> <p>Tara Zuardo, Director MHC</p> | <ul style="list-style-type: none"> ● Meetings are (usually) on the fourth Thursday of every month from 12-1, pending speaker availability. Experts speak on a variety of topics of interest to private business employers. Email tara@ttcf.net if you are interested in attending. |

| | |
|---|---|
| <p>Timestamp: 2:11:35-2:13:25</p> | |
| <p>MHC News</p> <p>Tara Zuardo Director Mountain Housing Council</p> <p>Timestamp: 2:13:25-2:18:00</p> | <ul style="list-style-type: none"> ● The next Speaker session will be May 12th at 4:00 PM and will focus on tiny homes and RV housing. Register here. ● The Temporary Community Housing Team has met, researched other community programs, as well as what employers in our own region are doing in order to inform a pilot program in our region. |
| <p>The HUB Update</p> <p>Steve Frisch President, Sierra Business Council</p> <p>Timestamp: 2:18:00-2:23:45</p> | <ul style="list-style-type: none"> ● One of the critical pieces in the MHC's Regional Housing Implementation Plan is the HUB. After securing a sizeable donation and continuing to fundraise, the Tahoe Truckee Community Foundation (TTCF) and SBC are moving forward with a joint adventure of the HUB: <ul style="list-style-type: none"> ○ TTCF is actively raising funds for a two-year pilot that would stand up the effort on 3-4 key sites. ○ Every effort is being made to make sure the HUB isn't duplicative. Jurisdictional focus and community-based organizations are an integral piece of its ecosystem. ○ A Business model canvas has been completed and once the Business Plan is complete, TTCF will bring together a working group for feedback. ○ TTCF and SBC are hoping to announce the launch of a HUB sometime this summer. |
| <p>Breakout Sessions:</p> <p>Reflecting on what we've learned to help us in moving forward:</p> | <p>Partners chose a breakout room and provided feedback verbally and through a Padlet link on what pieces to move forward in MHC's work.</p> <p>Notes/feedback on lessons learned: visit here</p> <p>Notes/feedback on greatest strengths & impacts as a collaborative: visit here</p> <p><u>Key takeaways:</u></p> <ul style="list-style-type: none"> ● Setting achievable housing as a key goal, as the traditional AMI doesn't work in our region. ● Need exclusively local sources of funding; we can't just rely on federal sources |

| | |
|--|--|
| <p>1. What do you think are our lessons learned?</p> <p>2. What do you think has been most impactful? I.e., Our greatest strengths as a collaborative?</p> <p>Timestamp: 2:18:00-2:49:55</p> | <ul style="list-style-type: none"> ● Reconsidering the need for income-based eligibility restrictions and instead focus on a local workforce restriction ● Incentives- need to make sure that there is data behind it/that they are working to achieve desired goals. <ul style="list-style-type: none"> ○ We need a suite of incentives. Each development is unique and blanket incentives don't always work. ○ We want various housing types ● Government and agency collaboration is key ● More outreach and education. Penetrate into the consciousness of the community. ● We have to make sure that we don't lose sustainable, long-term goals for the future while working on short-term goals. ● Power of collaboration- idea generation, central place for information. ● Policy papers allowed individuals to build political will within their organizations. |
|--|--|

Meeting Attendees

Alexa Kinsinger, Olympic Valley Public Service District
Alexis Ollar, Mountain Area Preservation
Alison Schwedner, Community Collaborative of Tahoe Truckee
Alyssa Bettinger, Tahoe Regional Planning Agency
Angela Loukos, Community Member
Anne Rarick, Sierra Community House
Bill Austin, Tahoe Truckee Community Foundation
Cathie Foley, North Tahoe-Truckee Homeless Services- Community Member
Chad Phillips, Community Member
Chase Janvrin, Tahoe Prosperity Center
Chris Fajkos, Truckee Chamber of Commerce
Clare Novak, United for Action
Emily Peters, Community Member
Erica Backhus, Sierra Business Council
Ethan Pontz, Community Member
Fred Ilfeld, Olympic Valley Public Service District
Supervisor Hardy Bullock, Nevada County
Hilary Hobbs, Town of Truckee
Jan Holan, Lift Truckee
Jazmin Breaux, Tahoe Truckee Health and Human Services

Jennifer Callaway, Town of Truckee
Jerusha Hall, Vail Resorts, NorthStar
Jill Sanford, Sierra Business Council
Jim Meiers, Community Member
Jim Williamson, Community Member
John Falk, Tahoe Sierra Board of Realtors
John Hester, Tahoe Regional Planning Agency
Julia Tohlen, Truckee North Tahoe Transportation Management Association
Justin Ellerby, Homeshare American River
Karen Fink, Tahoe Regional Planning Agency
Katelynn Hopkins, Placer County
Kelly Baldwin, Community Member
Kim Boyd, Tahoe City Public Utility District
Kristi Thompson, CATT
Lil Schaller, Community Member
Vice Mayor Lindsay Romack, Town of Truckee
Mike Dent, Nevada County
Moorea Stout, Community Member
Nancy Costello, Community Member
Natalia DaSilva, Community Member
Robb Olson, Community Member
Sache Cantu, Tahoe Truckee Community Foundation
Scott Keith, Scott Keith Design Group- Community Member
Scott Zumwalt, Tahoe City Public Utility District
Shawna Purvines, Placer County
Sohail Siddiqi, Community Member
Stephanie Holloway, Placer County
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
Tony Karwowski, North Lake Tahoe Resort Association
Vinton Hawkins, Community Member